

## OPATIJA, LOVRAN, IKA- građevinsko zemljište S LOKACIJSKOM DOZVOLOM (8 STANOVA) i pogledom na more, Opatija - Okolica, Land



### Seller Info

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Company Name: DUX NEKRETNINE d.o.o.  
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About us: Dux nekretnine agency operates with the aim of raising the quality of real estate brokerage to a higher level of professionalism and mutual satisfaction of the parties with which it cooperates. How do we do that? We approach each client humanely and professionally in order to facilitate one of the biggest and most important decisions in life - buying real estate. Our offer includes a wide range of high quality and very attractive properties in the Kvarner, Istria, islands and wider surroundings in order to satisfy the refined tastes of our longtime customers. The buying and selling process takes place at the highest level of quality with our reliability and commitment to each individual client. Our job is not done until we see a smile on the faces of clients. And even then

because we like to stay in touch  
even after the contract is signed  
- because our mission is more  
than just a job.

## Listing details

### Common

Title:	OPATIJA, LOVRAN, IKA- građevinsko zemljište S LOKACIJSKOM DOZVOLOM (8 STANOVA) i pogledom na more
Property for:	Sale
Land type:	Building lot
Property area:	1500 m <sup>2</sup>
Price:	470,000.00 €
Updated:	Jul 04, 2024

### Location

Country:	Croatia
State/Region/Province:	Primorsko-goranska županija
City:	Opatija - Okolica
City area:	Ika
ZIP code:	51410



### Permits

Location permit:	yes
Ownership certificate:	yes

### Description

Description:	<p>OPATIJA, IKA- building land WITH LOCATION PERMIT (8 APARTMENTS) and sea view The building land is approx. 500 m away from the sea as the crow flies, has a view of the sea and a southern orientation. The land has a location permit for a double building (two buildings, each with 4 apartments = a total of 8 apartments). The land is located on a hill. The configuration of the terrain is slightly downhill. The field is located in a quiet and peaceful position and right next to the paved road. All utilities to the field. Clean and tidy property. The future built property would not have a view of the sea from the ground floor, but from the first floor there would be a view of the sea and the Kvarner Bay. This property is 400m from the sea as the crow flies, or 1km by car (about 4 minutes). <b>PROPERTY IN A GREAT AND UNIQUE LOCATION WITH GREAT POTENTIAL!!!</b> IKA: Ika is a small fishing village located near the town of Opatija on the stretch between Ičić and Lovran. There is a hotel and a faculty for hotel management in the place, so it is lively here all year round. Good entertainment is offered here at typical seaside parties until late at night, and for all those who want to enjoy walks and the smell of the sea, there is a coastal promenade that will lead you to the wonderful "old lady", Opatija. Ika offers beautiful pebble beaches as well as a</p>
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typical coastal gastronomic offer, and for the past few years it has been known as one of the most desirable places for a quiet vacation in the whole of Kvarner.

**LOVRAN:** Lovran is a city with a long and rich past with a hundred-year tradition in tourism. It was named after the laurel (*laurus nobilis*) which grows abundantly in evergreen groves in the town and its surroundings. Lovran is located on the eastern coast of Istria in the Kvarner Gulf. It is located at the foot of the greenest and most vegetated mountain on the Adriatic - Učka. It is 19 km from our largest port Rijeka, 14 km from the train station in Matulji, and 80 km from the airport in Pula. It is surrounded by high mountains to the north and west (Učka 1396 m, Snježnik 1605 m, Risnjak 1528 m), and on the sea side by islands (Krk, Cres), and its position is exceptionally protected from the winds. In the winter months, the most common wind is the bora, which blows from the north and brings clear and cold weather. Jugo brings rain and high humidity, and in the summer months the mistral brings freshness from the open sea, mitigating the heat and humidity. Lovran has preserved its historical core of the medieval urban concept. The old town was surrounded by a defensive wall and bastions on the foundations and walls of which houses were built over time. The courtyards of the Old Town are the charm and specialty of Mediterranean urban architecture. Behind the stone portal, the facades of the neighboring houses can be seen, decorated with staircases, porches and skodes, and in the middle of the courtyard rises the stone mouth of the cistern. In the 21st century, Lovran has a rich historical heritage, a centuries-old tourist tradition, preserved nature, built infrastructure, all of which enables the resurgence of tourism with sustainable development and compliance with all ecological standards. The good climate, lush Mediterranean vegetation and favorable geographical position enabled the strong development of tourism at the turn of the 19th and 20th centuries. Since that time, Lovran has been, along with Opatija, the most important place on the famous Riviera. Several villas built at that time are included in the world architectural heritage. The climate is Mediterranean with continental elements. The average winter air temperature is 7°C, summer 22°C, while the annual average is 13.3°C. Sea temperatures range from a minimum of 9°C in the winter months to a maximum of 26°C in August. Lovran has 2,230 sunny days per year and an average amount of precipitation of 1,500 liters per m<sup>2</sup>. These specific microclimatic conditions allowed all Mediterranean vegetation and plants to thrive. Laurel, palm, magnolia, various types of evergreen shrubs, honey oak, pines and cypresses grow in abundance along the coast. Above Lovran, on terraced gardens, cherries, vines and olives thrive, and on deep, washed and acidified soils, forests of tame chestnuts (the famous Lovran maroons) grow abundantly. The abundance of vegetation and the high concentration of salt in the sea (37.8 ‰) result in rich plant and marine aerosol in the air. All these elements make Lovran's climate very stimulating and favorable for health.

**Opatija:** Opatija, a beautiful coastal town located on the Adriatic Sea, is a famous tourist destination for tourists from all over the world. The city is surrounded by beautiful nature, at the foot of the Učka mountain. Real estate in Opatija offers a priceless view of the sea and the surrounding islands of Krk and Cres. Opatija is surrounded by charming small towns with old houses located in narrow streets rich in history. The

streets of the city of Opatija are made up of properties that stand out with their specific architecture and villas that date from the Habsburg period. A large selection of beaches, crystal clear sea and various tourist services are the key factors that make Opatija a perfect tourist destination recognized by neighboring countries as an excellent investment choice. Real estate prices in this area are rising, rental occupancy is excellent, which has resulted in a return on investment of 5% to 10% and attracting foreign investors. Dear clients, the agency commission is charged in accordance with the General terms and conditions of business: [www.dux-nekretnine.hr/opci-uvjeti-poslovanja](http://www.dux-nekretnine.hr/opci-uvjeti-poslovanja) Dear potential buyers, tenants and lessees, viewing the property that you are interested in and in which you have an interest is possible only and exclusively with the signing of the Real Estate Brokerage Agreement, for the purpose of protecting the owner of the property from visits by unregistered persons, and in accordance with the Data Protection Act and the Real Estate Brokerage Act. When viewing each property, the potential buyer/lessee/lessee is required to fill out and sign the Real Estate Brokerage Agreement, which states the following: - basic information about the potential buyer/lessee/lessee - basic information about the agency - the amount of the agency commission The agency commission for the buyer is 3 % (+25% VAT) of the total agreed purchase price. The agency commission for the lessee is one monthly rent (+ 25% VAT). ID CODE: 24642

### Additional contact info

Reference Number: 531151  
Agency ref id: 24642