

## OPATIJA, IČIĆI - zemljište za vilu s građevinskom dozvolom 300m2 blizu plaže i Opatije, Opatija - Okolica, Land



### Seller Info

Name: Agencija Dux nekretnine  
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First Name: Agencija  
Last Name: Dux nekretnine  
Company Name: DUX NEKRETNINE d.o.o.  
Service Type: Selling and renting  
Country: Croatia  
Region: Primorsko-goranska županija  
City: Rijeka  
ZIP code: 51000  
Address: Tizianova 8  
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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, IČIĆI - zemljište za vilu s građevinskom dozvolom 300m2 blizu plaže i Opatije
Property for:	Sale
Land type:	Building lot
Property area:	1368 m <sup>2</sup>
Price:	350,000.00 €
Updated:	Jul 05, 2024

### Location

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

### Permits

Building permit:	yes
Location permit:	yes
Ownership certificate:	yes



### Description

Description:	<p>OPATIJA, IČIĆI - land for a villa with a building permit of 300m2 near the beach and Opatija In the DUX offer, we highlight a beautiful land near Opatija with a building permit for a villa of 300m2. The building plot is located slightly uphill above the Ičići beach, just a 3-minute drive from the beach to the position. The building plot is 1386 m2 in size, and a building permit has been issued for a villa on 3 floors, with a net living area of 287.75 and a gross area of 363.31 m2. The entrance to the planned villa is from the upper side, because the configuration terrain is downhill, so the entrance is on the ground floor, - further on floor -1 and floor -2 + basement. The house consists of: Entrance - Ground floor, corridor 75m2 Floor - 1 - 3 bedrooms, bathrooms + terrace 135m2 Floor - 2 - open space living room 154m2 + pool and environment 65m2. Basement with tavern and pool equipment 45m2 The position of the future house is ideal for a villa, quality and quiet environment, luxury houses in the neighborhood, surrounded by the greenery of Učka and BEAUTIFUL DIRECT VIEW OF THE SEA and the whole of</p>
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Kvarner. There is a green belt around the land. It takes 10 minutes to walk downhill to the sea, 15 minutes uphill. The drive to the beach takes 3 minutes, and the center of Opatija is only 8 minutes by car. The project was conceived in a very exclusive way, for high-quality residential use with high-quality materials. There is electricity, water and an excellent road to the land. Construction can start tomorrow! Dear clients, the agency commission is charged in accordance with the General Business Conditions: [www.dux-nekretnine.hr/opci-uvjeti-poslovanja](http://www.dux-nekretnine.hr/opci-uvjeti-poslovanja) ID CODE: 25359

### Additional contact info

Reference Number: 537435  
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