

## OPATIJA - građevinsko zemljište 3522m2 isključivo za komercijalnu namjenu, Opatija, 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  
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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 - građevinsko zemljište 3522m2 isključivo za komercijalnu namjenu
Property for:	Sale
Land type:	Building lot
Property area:	3522 m <sup>2</sup>
Price:	1,050,000.00 €
Updated:	Nov 17, 2024

### Location

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



### Permits

Ownership certificate:	yes
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### Description

Description:	<p>OPATIJA - building land 3522m2 exclusively for commercial use CONDITIONS OF BUILDING: - MAX UTILIZATION 5400m2 above ground - MAX UTILIZATION 400m2 above ground - KIG 0.4 - KIS 1.6 - MAXIMUM 4 FLOORS - ONE APARTMENT CAN BE CONSTRUCTED The land is located on a hill. The configuration of the terrain is slightly sloping/has several falling cascades/completely flat. The field is located in a quiet and peaceful position and right next to the paved road. All utilities to the field. The land is partially cleared and ready for construction. The future built property on this plot would have a view of the sea even from the ground floor, but from the first floor there would be a panoramic open view of the sea, the entire Kvarner Bay and the islands. This property is 250 m from the sea as the crow flies, or 1.6 km by car (approx. 2 minutes). VOLOSKO: Volosko is a small fishing and tourist town on Kvarner, about 2 kilometers north of the center of Opatija. Volosko, a charming town dotted with narrow streets where smiling children's faces play, is known for its excellent restaurants and taverns that invite guests to a delicious meal with their intoxicating aromas. Volosko is an introduction to a beautiful story called Lungomare, a favorite Opatija promenade that takes you all the way to Lovran. Bathers are regular guests of this fishing village because the always relaxing Črnikovica beach awaits them there. Drink a coffee on the beautiful Vološće waterfront and watch</p>
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the skillful fishermen sail into the port. At a time when Opatija did not yet exist as a fashionable tourist destination, Volosko was the seat of the district, a commercial port and an administrative-administrative center. Today, Volosko has lost its importance, but the magical attraction of a picturesque coastal town, an inexhaustible source of inspiration for artists, a refuge for all those looking for an oasis of peace in narrow streets, with a cup of coffee on the waterfront, in the unique ambience of a fishing harbor and a big and small mule, has remained. . There is something special about the view of the open sea from the top of the Vološća waterfront: from here the entire Adriatic Sea opens to the south... Passing through the narrow streets of the old Vološća core, you will come across a monument that reminds us that Andrija was born here, in the house at the very beginning of the Lungomare coastal promenade Mohorovičić, a great scientist with a worldwide reputation, discoverer of the discontinuity area that separates the Earth's crust from its mantle. Today, Volosko is also synonymous with good gastronomy - from typical taverns and fish markets where you can enjoy local specialties, to top restaurants that have found their place in the most prestigious world guides for gourmets - Volosko offers all this, and much more. Discover gastronomic delights, learn fishing secrets, relax on the terrace of a cozy café by the sea. Let yourself be carried away by the charm of Voloski! 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. ID CODE: 21104

### Additional contact info

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