

## MATULJI, Zemljište od 6530 m2 za izgradnju 5 vila s pogledom na more, Matulji, Land



### Seller Info

Name:	Smart Invest Immobilien
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First Name:	Smart
Last Name:	Invest Immobilien
Company Name:	Smart Invest Immobilien
Service Type:	Selling and renting
Website:	<a href="http://www.smart-invest.hr/">http://www.smart-invest.hr/</a>
Country:	Croatia
Region:	Primorsko-goranska županija
City:	Opatija
City area:	Opatija
ZIP code:	51410
Address:	Ive Kirigina 1
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About us:	Founded and owned by luxury real estate broker Milan Mandić, Smart Invest Properties is a top-producing luxury real estate agency in Europe - Croatia – Riviera of Opatija offering clients white-glove treatment, innovative marketing strategies, integrity and overall professionalism.

Smart Invest Properties is led by Milan Mandić who offers his unwavering work ethic, extensive background in the real estate finance and development industries and proven track record of delivering excellent service to his clients. Milan is sought-after by powerful professionals and influential individuals from all over the world for his extensive, unparalleled expertise in the Croatia –

Riviera of Opatija and Istria real estate market.

Smart Invest Properties serves clients throughout Riviera of Opatija, town Rijeka, Istria and Island Krk prime residential areas including Opatija, Lovran, Volosko, Rijeka, Istria, Island Krk and is working on some other parts of Croatia like main town Zagreb and Dalmatia together with their partners agency.

In addition to serving the Riviera of Opatija real estate market, Smart Invest Properties strongly believes that giving back to the community is extremely important.

Smart Invest Properties – Real estate agency participate in many local and international Real estate Fairs ( Rexpo show – Zagreb - Croatia, International Moscow Property Show - Russia, International Property Show – London – UK, LPS Shangai Luxury Property Show - China, Munchen Property Show - Germany, MIPIM World property market Show Cannes, etc.)

Reg No.: 110/2010

## Listing details

### Common

Title:	MATULJI, Zemljište od 6530 m2 za izgradnju 5 vila s pogledom na more
Property for:	Sale
Land type:	Building lot
Property area:	6530 m <sup>2</sup>
Price:	1.00 €
Updated:	Dec 11, 2023

## Location

Country: Croatia  
State/Region/Province: Primorsko-goranska županija  
City: Matulji  
City area: Mihotići  
ZIP code: 51211



## Permits

Ownership certificate: yes

## Description

Description: MATULJI, Building plot of 6530 m<sup>2</sup>, with conceptual design for the construction of 5 luxury villas with swimming pools and a building permit for an access road. Great location with a beautiful view of the sea! Electricity and water on the land, access from the paved road. The existing conceptual project envisages the construction of 5 luxury villas with swimming pools: Villa 3 - total net area 267 m<sup>2</sup> (425.5 m<sup>2</sup> gross) on a plot of 940 m<sup>2</sup>, 3 bedrooms + living room, 2 bathrooms + 1 WC. Villa 4 - total net area 276 m<sup>2</sup> (438 m<sup>2</sup> gross) on a plot of 1123 m<sup>2</sup>, 3 bedrooms + living room, 2 bathrooms + 1 toilet. Villa 5 - total net area 272 m<sup>2</sup> (437 m<sup>2</sup> gross) on a plot of 845 m<sup>2</sup>, 3 bedrooms + living room, 2 bathrooms + 1 toilet. Villa 6 - total net area of 246.4 m<sup>2</sup> (402.1 m<sup>2</sup> gross) on a plot of 1195 m<sup>2</sup>, 3 bedrooms + living room, 2 bathrooms + 1 toilet. Villa 7 – villa with 3 apartments on a plot of 1216 m<sup>2</sup>: - two two-story apartments 3 bedrooms + bathroom with swimming pools on the ground floor and on the 1st floor, each apartment with a total net area of 170 m<sup>2</sup> (276 m<sup>2</sup> gross), - 3 bedroom + bathroom penthouse with pool, total net area 156.1 m<sup>2</sup> (233.1 m<sup>2</sup> gross). \*There is a possibility to additionally purchase a plot of land of 1980 m<sup>2</sup> with a conceptual project for two more luxury villas (marked in blue) at a price of EUR 400,000. Excellent and quiet location with a beautiful view of the sea, only 5 minutes by car from the center of Matulje and less than 10 minutes' drive from Opatija and the sea. For more information and a tour, call +385/99/320-0008 ID CODE: 13693

## Additional contact info

Reference Number: 551308  
Agency ref id: 13693