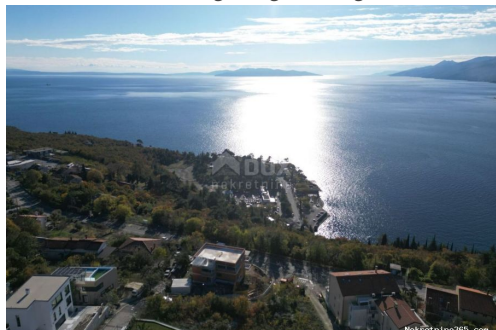


OPATIJA, PAVLOVAC- građevinsko zemljište 1420 m2 s panoramskim pogledom na more za stambenu zgradu-stanove-apartmane/ obiteljsku kuću/ kuću za iznajmljivanje - odmor s bazenom, Matulji, Land



#### Seller Info

Name: Agencija Dux nekretnine  
E-mail: info@dux-nekretnine.hr  
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  
Mobile: 385 91 480 8808  
Phone: 385 51 518 174  
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.

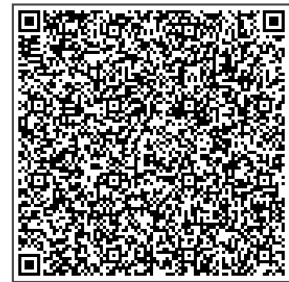
## Listing details

### Common

Title:	OPATIJA, PAVLOVAC- građevinsko zemljište 1420 m2 s panoramskim pogledom na more za stambenu zgradu-stanove-apartmane/ obiteljsku kuću/ kuću za iznajmljivanje - odmor s bazenom
Property for:	Sale
Land type:	Building lot
Property area:	1420 m <sup>2</sup>
Price:	750,000.00 €
Updated:	Jul 08, 2024

### Location

Country:	Croatia
State/Region/Province:	Primorsko-goranska županija
City:	Matulji



### Permits

Ownership certificate:	yes
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### Description

Description:	OPATIJA, PAVLOVAC - building land 1420 m2 with panoramic sea view Building land 240m as the crow flies from the sea, has a panoramic view of the sea and a southern orientation. A total of 2 buildings can be built on the land: - one larger building of 596m2 GROSS - 3 residential units on 3 floors + basement (plot approx. 994m2) - one smaller building of 250m2 GROSS - 3 residential units on 3 floors + basement (plot approx. 415m2 ) The field is located on a hill. The configuration of the terrain is slightly sloping/has several falling cascades. The field is located right next to the paved road. All utilities to the field. Clean and tidy property. The land is partially cleared and ready for construction. Excellent infrastructure within a radius of 250 to 750m: exit/entrance to the bypass, bus station, post office, bank, sports center, clinic, pharmacy, restaurant, school, kindergarten, college, shopping center, gas station... Future built property on this plot, you would have a panoramic open view of the sea, the entire Kvarner Bay and the islands, even from the ground floor! This property is 240 km from the sea as the crow flies, or 2 km by car (approx. 3 min). Opatija: Opatija, a beautiful
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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: 26062

## Additional contact info

Reference Number: 551462  
Agency ref id: 26062