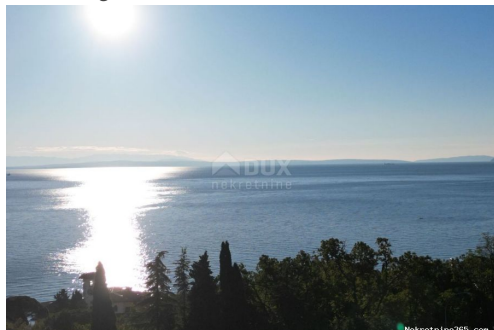


OPATIJA, VOLOSKO- građevinsko zemljište 640m2 S GRAD.
DOZVOLOM!!! i pogledom na more za stambenu zgradu – stanove/apartmane/
obiteljsku kuću / villu / kuću za iznajmljivanje- odmor s bazenom, Opatija, Land



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, VOLOSKO- građevinsko zemljište 640m2 S GRAĐ. DOZVOLOM!!! i pogledom na more za stambenu zgradu – stanove/apartmane/ obiteljsku kuću / villu / kuću za iznajmljivanje- odmor s bazenom
Property for:	Sale
Land type:	Building lot
Property area:	640 m ²
Price:	550,000.00 €
Updated:	Jul 08, 2024

Location

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



Permits

Building permit:	yes
Ownership certificate:	yes

Description

Description:	OPATIJA, VOLOSKO - building plot 640m2 WITH BUILDING. WITH PERMISSION!!! and with a sea view for a residential building - apartments/apartments/ family house / villa / house for rent - holiday with swimming pool The building plot has a view of the sea and a southern orientation. The field is located on a hill. There is a building permit for the land for an object of approx. 300m2 (BRP), a total of 3 residential units / apartments - all contributions for utilities, water, electricity, phone have been paid. A simple building for residential use has been built on the ground, with a maximum external floor plan length and width of 4.88 mx 4.05 m, with a gross construction area of 19.52 m2. The configuration of the terrain is slightly sloping/has several falling cascades. 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 land is completely 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
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floor there would be a panoramic open view of the sea, the entire Kvarner Bay and the islands. This property is 300m from the sea as the crow flies, or 2.3km by car (about 3 minutes). 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.

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 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! Dear clients, the agency commission is charged in accordance with the General terms and conditions of business: 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 obliged 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: 25874

Additional contact info

Reference Number: 551761
Agency ref id: 25874