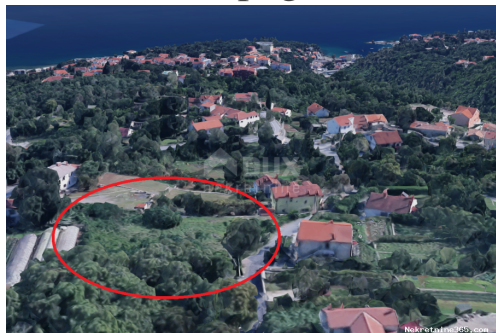


## OPATIJA, IČIĆI, POLJANE- građevinsko zemljište 2745m2 S 4 GRAĐEVNE DOZVOLE i pogledom na more, Opatija - Okolica, Land



### Seller Info

Name: Agencija Dux nekretnine  
E-mail: [info@dux-nekretnine.hr](mailto: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  
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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, POLJANE- građevinsko zemljište 2745m2 S 4 GRAĐEVNE DOZVOLE i pogledom na more
Property for:	Sale
Land type:	Building lot
Property area:	2745 m <sup>2</sup>
Price:	715,000.00 €
Updated:	Jul 10, 2024

### Location

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



### Permits

Building permit:	yes
Ownership certificate:	yes

### Description

Description:	<p>OPATIJA, IČIĆI, POLJANE - building land 2745m2 WITH 4 BUILDING PERMITS and a view of the sea The project consists of a building land of 2745 m2 and has valid building permits for the construction of four semi-detached residential buildings as follows: Jadranka - BRP 365 m4 and associated land 650 m4 Mia - BRP 380 m4 and associated land of 650 m4 Lea - BRP 380 m4 and associated land of 650 m4 Vesna - BRP 480 and associated land 825 m4 There is a building permit for the land - all contributions for utilities, water, electricity, telephone have been paid . - construction can start immediately! Each field can of course be purchased separately! The building plot has a view of the sea and a southern orientation. The field is located on a hill. The configuration of the terrain is slightly sloping/ completely flat. 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 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 1.25 km from the sea as the crow flies, or 3.3 km by car (about 7 minutes). Excellent infrastructure within a radius of</p>
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250 to 1000m: exit/entrance to the ring road, bus stop, post office, bank, pharmacy, restaurant... A good opportunity for investors who are engaged in the construction of residential buildings - flats - apartments, but also for those who would like to build a house for rent - a vacation with a pool or a family house / villa in a quiet, peaceful environment. **PROPERTY IN A BEAUTIFUL LOCATION WITH GREAT POTENTIAL - FOR SERIOUS INVESTORS!!!** IČIĆI: Ičići is a small tourist town with about 800 inhabitants, located on the northern Adriatic, in the Kvarner Bay. The place is 5 km from Opatija and 15 km from Rijeka. It is located at the foot of the Učka mountain, which is 1,401 m high, and its environment has been declared a nature park due to its uniqueness and natural beauty. The population is mainly engaged in tourism and catering activities. Due to its favorable location, Ičići has developed over the years into a real tourist destination with numerous offers, so in addition to a rich catering offer, it offers the possibility of practicing various sports, excursions, night outs. From Ičić there is a wonderful view of the two largest Croatian islands, Krk and Cres, which can also be visited by boat. This place is especially famous for its excellently equipped ACI Marina. Thanks to the variety of accommodation (hotels, apartments, motorhomes) and sports and recreational facilities (tennis courts, water sports, sailing...) nautical tourism has especially found a place for development here. On the way from Ičić to Učka, you will come across the small medieval town of Veprinac, which has its own law and dates back to 1500. Nearby is the Ičići car park, which is located near the beach, not far from the tennis courts. The main tourist attraction of Ičić is definitely the beach. It is located in the very center of the town, and consists of a concrete and sandy part. Every year, investments are made in beautifying the beach, which is why the beach receives the blue flag year after year. Entrance is free and available to everyone. The beach is bordered on one side by the ACI Marina, while on the other side there is a smaller port that has existed since the time of the town of Ičići and which developed parallel to the town. That Port accepts smaller boats and reminds that Ičići is a seaside place. It is worth noting that the famous Lungomare, a coastal promenade built by the Austrian emperor Franz Joseph I in 1885, passes through Ičići. This beautifully decorated coastal promenade is 12 km long and stretches from Voloski to Lovran, and Ičići is almost halfway. At night, it is discreetly lit, so conditions are created for romantic walks. The town of Ičići is connected to other towns by intercity and city buses. The so-called "Fishermen's Festivals" organized during the summer months are especially famous in coastal towns. Ičići also has its own festivals, for which the locals, as well as tourists, are informed a few days in advance through numerous posters. 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. 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: 26504

### Additional contact info

Reference Number: 559071  
Agency ref id: 26504