

OPATIJA, IČIĆI, ANIČIĆI - građevinsko zemljište 17500m2 s pogledom na more turistička zona za hotel/boutique hotel /motel/ apartmane/ ville /kuće / kuću za iznajmljivanje - odmor s bazenom, Opatija - Okolica, 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.

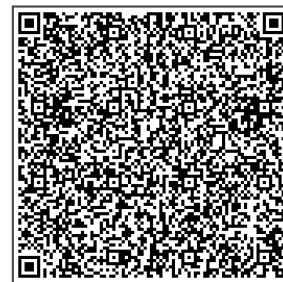
## Listing details

### Common

Title:	OPATIJA, IČIĆI, ANIČIĆI - građevinsko zemljište 17500m2 s pogledom na more turistička zona za hotel/boutique hotel /motel/ apartmane/ ville /kuće / kuću za iznajmljivanje - odmor s bazenom
Property for:	Sale
Land type:	Building lot
Property area:	17500 m <sup>2</sup>
Price:	1,545,000.00 €
Updated:	Jun 13, 2024

### Location

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



### Permits

Ownership certificate:	yes
------------------------	-----

### Description

Description:	<p>OPATIJA, IČIĆI, ANIČIĆI - building land 17500m2 with sea view tourist area for hotel / boutique hotel / motel / apartments / villas / houses / house for rent - vacation with pool Building land has an open view of the sea and south orientation. The terrain is located on a hill. The terrain is configurationally slightly sloping / there are several descending cascades /. The terrain 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 terrain is partially cleared and ready for construction. The future property built on this plot would have a sea view even from the ground floor, but the first floor would offer a panoramic open view of the sea, the entire Kvarner Bay and islands. This property is about 2.12 km as the crow flies from the sea, or 7 km by car (approx. 12 min). Good opportunity for investors involved in the construction of apartments / houses for rent - vacation with pool / hotel for health tourism / hotel / motel / hostel / nursing home. REAL ESTATE IN AN EXCELLENT AND UNIQUE LOCATION WITH GREAT POTENTIAL !!!</p> <p>IČIĆI: Ičići is a small tourist place with about 800 inhabitants, located on the</p>
--------------	--

northern Adriatic, in the Kvarner Bay. The place is located 5 km from Opatija and 15 km from Rijeka. It is located at the foot of the mountain Učka, which is 1401 m high and whose environment has been declared a nature park due to the uniqueness and beauty of nature. The population is mainly engaged in tourism and hospitality. Due to its favorable position, Ičići has developed over the years into a real tourist place with many offers, so in addition to a rich catering offer, it offers the possibility of engaging in various sports, excursions, night outs. From Ičići there is a beautiful view of the two largest Croatian islands Krk and Cres which can be visited by boat. This place is especially known for its superbly equipped ACI Marina. Thanks to the variety of accommodation (hotels, apartments, camps) and sports and recreational facilities (tennis courts, water sports, sailing ...), nautical tourism has found a special place for development here. On the way from Ičići 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 auto camp Ičići which is located near the beach not far from the tennis courts. The main tourist attraction of Ičići is definitely the beach. It is located in the center of the town, and consists of concrete and sand. Every year, investments are made in the arrangement of the beach, which is why the beach receives a blue flag from year to year. Admission is free and accessible to all. The beach is bordered on one side, with ACI Marina, while on the other side there is a smaller port that has existed since the time and place Ičići and which developed parallel to the place. This port accepts smaller boats and reminds that Ičići is a coastal town. It is especially important to emphasize that the famous Lungomare, a coastal promenade built by the Austrian Emperor Francis Joseph I in 1885, passes through Ičići. This beautifully landscaped coastal promenade is 12 km long and stretches from Volosko to Lovran, and Ičići is almost halfway. It is discreetly lit at night, so conditions are created for romantic walks. Ičići is connected with other places by intercity and city buses. The so-called Fishermen's Festivals, which are organized during the summer months, are especially famous in coastal places. Thus, Ičići has its own festivities for which locals, as well as tourists, will be informed a few days earlier through numerous posters. Dear clients, the agency commission is charged in accordance with the General Terms and Conditions: [www.dux-nekretnine.hr/opci-uvjeti-poslovanja](http://www.dux-nekretnine.hr/opci-uvjeti-poslovanja) ID CODE: 12929

## Additional contact info

Reference Number: 577352  
Agency ref id: 12929