

## RIJEKA, ČAVLE - samostojeća kuća s velikom okućnicom - PROJEKT BOUTIQUE HOTEL FRANKOPAN - PRILIKA!!!, Čavle, House



### Seller Info

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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  
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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:	RIJEKA, ČAVLE - samostojeća kuća s velikom okućnicom - PROJEKT BOUTIQUE HOTEL FRANKOPAN - PRILIKA!!!
Property for:	Sale
House type:	detached
Property area:	690 m <sup>2</sup>
Lot Size:	1960 m <sup>2</sup>
Number of Floors:	3
Bedrooms:	8
Price:	560,000.00 €
Updated:	Oct 29, 2024

### Condition

Built:	1943
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### Location

Country:	Croatia
State/Region/Province:	Primorsko-goranska županija
City:	Čavle
City area:	Čavle
ZIP code:	51219

### Permits

Building permit:	yes
Ownership certificate:	yes



### Parking

Garage:	yes
Number of parking spaces:	7
Covered parking space:	yes

### Description

Description:	RIJEKA, ČAVLE - detached house with a large garden - PROJECT BOUTIQUE
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**HOTEL FRANKOPAN - OPPORTUNITY!** Detached house in the center of Čavle municipality. The surface of the house is 690m<sup>2</sup>, divided into four floors, located on a garden of 2000m<sup>2</sup>. It consists of a ground floor with a large garage, two floors and a high attic. Currently in operation as an office building in the very center of town. The house is located on the main road, has a large private parking lot next to the mentioned garden. The location is ideal for all amenities, which is a rarity on the market. A complete adaptation is required. The house with property has a project and concept solution for the **BOUTIQUE HOTEL FRANKOPAN PROJECT**. According to the conceptual solution for the reconstruction and upgrading of the property in question within the building and garden, the following is planned: - basement: - restaurant with outdoor terrace and bar and outdoor kitchen with a capacity of 110 seats - spaghetti pizzeria with an outdoor terrace with a capacity of 110 seats - auxiliary building - ground floor: - entrance hall - seven rooms with attached bathrooms and balconies - first floor: - four rooms with attached bathrooms and balconies - second floor: - four rooms with attached bathrooms Total net area of the newly planned building 770.59m<sup>2</sup>. The total area of the building plot is 1980m<sup>2</sup>. Parking spaces provided within the building plot. Only eight kilometers from Rijeka in the direction of Zagreb is the Municipality of Čavle. An admirable view when you climb the historic Lujzijana road to the Buzdohanj plateau from which you can see the Grobnik Alps. Sometimes they are gray, other times green or blue, but the people of Rijeka and their guests may like them best when they are snow-white. It is a link to the slopes of Platka, a regional sports, recreation and tourist center, and in winter, a ski resort unique in that you ski while looking at the sea. Nearby is the Grobnik Automotodrom, the seat of motorcyclists from all over Europe, as well as a small airport - therefore Grobnik is a "collective" place for all lovers of fast driving, competitive spirit and adrenaline. The facility is located in the immediate vicinity of the Rijeka-Zagreb highway exit, as well as in the immediate vicinity of the Kukuljanovo industrial zone, which currently employs over 6,000 people and over 120 business entities. A great opportunity for investment or for living and a combination of work and private life! **PROPERTY IN A GREAT AND UNIQUE LOCATION WITH GREAT POTENTIAL!** Definitely a property for family life, but also suitable as an investment in the form of tourism. Dear clients, the agency commission is charged in accordance with the General Business Conditions:

[www.dux-nekretnine.hr/opci-uvjeti-poslovanja](http://www.dux-nekretnine.hr/opci-uvjeti-poslovanja) ID CODE: 28533

## Additional contact info

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