

## OPATIJA RIVIERA - Novo - zemljište za izgradnju hotela i poslovnog centra na 5 etaža, 300m od mora, Lovran, Commercial property



### 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:	<p>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.</p> <p>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</p>

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 RIVIERA - Novo - zemljište za izgradnju hotela i poslovnog centra na 5 etaža, 300m od mora
Property for:	Sale
Office space type:	service industry
Property area:	1237 m <sup>2</sup>
Number of Floors:	4
Floor:	4
Bedrooms:	50
Bathrooms:	45
Price:	1,560,000.00 €
Elevator:	yes
Updated:	Oct 19, 2024

### Location

Country:	Croatia
State/Region/Province:	Primorsko-goranska županija
City:	Lovran
City area:	Lovran
ZIP code:	51415



### Permits

Ownership certificate:	yes
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### Parking

Garage:	yes
Number of parking spaces:	7

### Description

Description:	<p>OPATIJA RIVIERA - New - land for the construction of a hotel and business center on 5 floors, 300m from the sea. In the special offer of DUX real estate, we select land in Lovran, just 300 meters from the sea as the crow flies, in a very good neighborhood, ideal for the construction of a decent hotel. with 40 rooms. Locations for the construction of hotels on the Opatija Riviera are extremely rare, so we highlight this as a fantastic opportunity for investors or hoteliers operating in Kvarner. Fantastic position with paved driveway, quality neighborhood that is just a few steps from the sea, also offers beautiful sea views, southern orientation and</p>
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peace from the main road. Important features from the spatial plan: - The maximum permitted capacity is 80 beds - 30-40 hotel rooms - The maximum permitted built-up area of the plot is 50%, which in this case is about 600m<sup>2</sup> - The maximum permitted utilization of the plot is 2.0, which in this case is about 2400m<sup>2</sup> - The maximum allowed number of floors is four above-ground floors (ground floor + 3 floors), or five above-ground floors, in which case the last floor is designed as an attic - If the garage space is located in the basement of the building, it is not included in the construction! - The basement part of the building can consist of one or two basement floors in function of the basic purpose or accompanying contents, including auxiliary and technical rooms, and garages, and can occupy a maximum of 80% of the surface of the building plot - The underground floor of the garage does not enter the residential area of the building and it can occupy 100% of the surface of the plot, if the roof surface is arranged horticulturally like the surrounding terrain - the possibility of using the roof as a sun deck + roof pool In addition to the accommodation capacity, the ground floor is intended as a reception area, restaurant, congress center and wellness area. The land is located in a location near the center of Lovran and thus near all the accompanying facilities in the town - restaurants, shops, cultural facilities, as well as the Lungomare promenade. Walking to the sea and the first beach takes literally 3 minutes. One minute car ride. The field is located in a quiet and peaceful location. With all the infrastructure, it is important to note that the land is completely flat. A truly special opportunity to build a hotel on the Opatija Riviera, where finding land is especially valued. 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: 29812

## Additional contact info

Reference Number: 604510  
Agency ref id: 29812  
Contact phone: +385 91 189 8332