

OPATIJA, BRSEČ - Urbanizirano zemljište s pogledom na slikovit obzor Kvarnerskog zaljeva, Mošćenička Draga, 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, BRSEČ - Urbanizirano zemljište s pogledom na slikovit obzor Kvarnerskog zaljeva
Property for:	Sale
Land type:	Building lot
Property area:	696 m ²
Price:	156,000.00 €
Updated:	Aug 12, 2024

Location

Country:	Croatia
State/Region/Province:	Primorsko-goranska županija
City:	Mošćenička Draga
City area:	Brseč
ZIP code:	51417



Permits

Ownership certificate:	yes
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Description

Description:	<p>OPATIJA, BRSEČ - Urbanized land with a view of the picturesque horizon of the Kvarner Bay The fabulous Opatija is called the pearl of the Adriatic and the cradle of tourism for a very good reason, and other places in its immediate vicinity are just as attractive as this Kvarner jewel. In the surroundings of magical Opatija, where Učka plunges into the waves, there is the medieval town of Brseč on a 157-meter-high coastal cliff, whose entire town is protected as a cultural monument. In this combination of the stunning coast of Kvarner and gorgeous hills, an urbanized plot with a view of the picturesque horizon of the Kvarner Bay is for sale. In addition to the breathtaking panorama and extraordinary location, it is characterized by a cascading drop of terrain overgrown with lower and higher vegetation and a built one-story building with an area of approx. 39 m², which is recorded in the land register and cadastral register. The approach to the land is via a public traffic surface - an asphalted road, and all basic infrastructure is located in the immediate vicinity. According to spatial planning documentation, the mixed-use construction land is located in an area of particularly valuable landscape, the landscape of the Istrian coast in a protected coastal area of the sea and partly in the protective belt of the national road. In accordance with the Urban Development Plan, mixed-use areas are intended for the construction of residential</p>
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buildings with a maximum of 4 residential units, in which, in addition to the residential purpose, the accommodation of other uses that do not interfere with housing and do not have a harmful impact on the environment, and the construction of buildings for catering and tourist purposes, in which in addition to the catering-tourism purpose, other compatible uses can be planned as a function of the basic catering-tourism activity. Buildings for residential purposes can be built in a free-standing, semi-built-in and built-in manner in relation to buildings on neighboring building plots. The surface area of a building plot cannot be determined to be less than 400 m². Buildings for catering and tourist purposes, catering facilities for accommodation from the group of hotels (types of heritage hotels, hotels, aparthotels and pensions) and other catering facilities for accommodation (types of lodgings and hostels) can be built in a free-standing, semi-built-in and built-in manner in relation to buildings on the neighboring building parcels. The area of the building plot cannot be determined to be less than 900 m² for free-standing and semi-built-in construction, or 600 m² for built-in construction. When designing buildings, the characteristics of the quality and tradition of construction in the local area must be respected, and quality details, proportions and materials characteristic of the climate and tradition of local settlements must be used. Due to its microlocation, configuration and neat ownership, this land offers an exceptional opportunity to build a family home or vacation home. Dear clients, the agency commission is charged in accordance with the General Terms and Conditions:

<http://www.dux-nekretnine.hr/opci-uvjeti-poslovanja> ID CODE: 32651

Additional contact info

Reference Number: 632824
Agency ref id: 32651