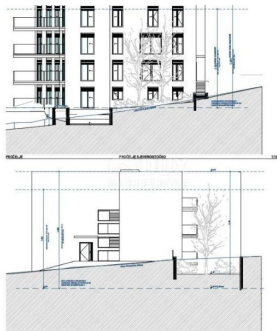


OPATIJA, CENTAR - zemljište s lokacijskom dozvolom za 11 stanova, građevinska dozvola u dolasku, PRILIKA, Opatija, Land



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, CENTAR - zemljište s lokacijskom dozvolom za 11 stanova, građevinska dozvola u dolasku, PRILIKA |
| Property for: | Sale |
| Land type: | Building lot |
| Property area: | 1200 m ² |
| Price: | 1,100,000.00 € |
| Updated: | Nov 09, 2024 |

Location

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

Permits

| | |
|------------------------|-----|
| Building permit: | yes |
| Location permit: | yes |
| Ownership certificate: | yes |



Description

| | |
|--------------|--|
| Description: | <p>OPATIJA, CENTER - land with location permit for 11 apartments, building permit coming, OPPORTUNITY! In the rare and special offer DUX, we highlight a superb opportunity for construction in the center of Opatija. Land of 1200 m², has a location permit for 11 apartments, a total of 1700 m² gross, and net 1145 m² of living space (for sale). 17 garage parking spaces for apartments are also available for sale in the sales area. This prime building plot is square in shape and the terrain is slightly sloping.</p> <p>OPATIJA, CENTER - Land with Location Permit for 11 Apartments, Building Permit Pending, OPPORTUNITY! In a rare and exceptional offering from DUX Real Estate, we present a unique construction opportunity in the heart of Opatija. This 1,200 m² parcel comes with a location permit for the development of 11 apartments, encompassing a total gross area of 1,700 m² and a net living space of 1,145 m² (for sale). Additionally, there are 17 garage parking spaces available for purchase. The prime building plot is square in shape and features a gentle slope, making it ideal for development. The project</p> |
|--------------|--|

includes: Underground Garage: 505 m² floor plan with 17 parking spaces. Four Floors: Comprising 11 residential units, each with terraces offering stunning open views of the sea. The net usable living area totals 1,145 m². Apartment Breakdown: Ground Floor: East Apartment: 103.40 m², 3 bedrooms, living room (85 m²) + 18.4 m² garden West Apartment: 204.30 m², 4 bedrooms, living room (142 m²) + 62.30 m² garden First Floor: Northwest Apartment: 65 m², 1 bedroom, living room (48.90 m²) + 16.10 m² terrace West Apartment: 122.80 m², 3 bedrooms, living room (88.30 m²) + 34.50 m² terrace Northeast Apartment: 28.90 m², 1 bedroom, living room East Apartment: 53.80 m², 1 bedroom, living room (41.70 m²) + 12.10 m² terrace Second Floor: Northwest Apartment: 65 m², 1 bedroom, living room (48.90 m²) + 16.10 m² terrace West Apartment: 122.80 m², 3 bedrooms, living room (88.30 m²) + 34.50 m² terrace Northeast Apartment: 39.50 m², 1 bedroom, living room East Apartment: 53.80 m², 1 bedroom, living room (41.70 m²) + 12.10 m² terrace Third Floor: Penthouse: 290.30 m², 4 bedrooms, living room (227.60 m²) + three terraces totaling 62.70 m² The land is fully equipped with essential infrastructure, including an asphalted road, water, sewerage, and electricity. Located in a quiet private street near Nova cesta, the position of the future building ensures tranquility, with no traffic noise. The surrounding structures will not obstruct the view, as no further developments are planned in front of the property. The beach is just 370 meters (a 5-minute walk) away, and Opatija's center is a mere two-minute drive. Shops and amenities are also in close proximity. The land boasts a valid location permit, with all project fees settled and a building permit currently requested. This is a unique opportunity to acquire such a prime development site with significant buildability in the center of Opatija for €1.1 million + VAT. Buyers can reclaim VAT when purchasing land from a company that will handle construction. Dear clients, the agency commission is charged in accordance with the General Terms and Conditions. General Terms and Conditions <https://www.dux-nekretnine.hr/opci-uvjeti-poslovanja> ID CODE: 33559

Additional contact info

Reference Number: 646440
Agency ref id: 33559
Contact phone: +385 91 189 8332