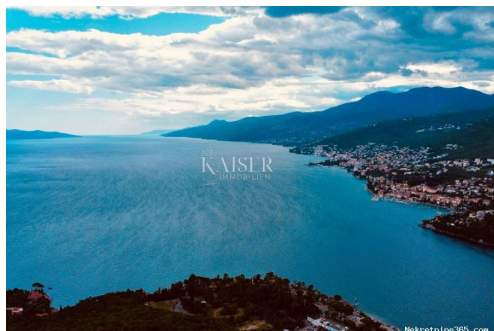


## Opatija - okolica, prilika za investitore, Matulji, Land



### Seller Info

Name: Kaiser Immobilien  
First Name: Kaiser  
Last Name: Immobilien  
Company Name: Kaiser Immobilien d.o.o.  
Service Type: Selling and renting  
Website: <https://kaiser-immobilien.hr/>  
Country: Croatia  
Region: Primorsko-goranska županija  
City: Opatija  
ZIP code: 51410  
Address: Maršala Tita 97  
Mobile: 00385992140008  
Phone: 0038551823491  
About us: The professional team of experts for exclusive real estate of the agency KAISER IMMOBILIEN becomes a partner for clients in a pleasant, undisturbed, discreet and intimate atmosphere. We strive to meet the highest standards and with great commitment we find the perfect property for you. With our expertise, dedication, our instinct and knowledge of the regional market, you can build your dream property in the locations of Kvarner, Istria, Dalmatia and the whole of Croatia. We advise you from the first appointment to the conclusion of the contract and beyond. Each client is approached individually with maximum trust.

The founders of the agency are Silviya Panuccio and Dean Luić.

Leave it to our team of experts who know every challenge on

the way to the best real estate.

Our focus is quality, safety and finding the perfect property for the money invested.

Reg No.: 133/2024

## Listing details

### Common

Title:	Opatija - okolica, prilika za investitore
Property for:	Sale
Land type:	Building lot
Property area:	12173 m <sup>2</sup>
Price:	2,540,000.00 €
Updated:	Oct 04, 2024

### Location

Country:	Croatia
State/Region/Province:	Primorsko-goranska županija
City:	Matulji



### Permits

Location permit:	yes
Ownership certificate:	yes

### Description

Description:	<p>Beautiful land for sale, in a great location. The land covers an area of approx. 12,000 m<sup>2</sup>, in an attractive location, with a panoramic view. It is located in the S1 zone, residential use. The smallest permitted area of a building plot for the construction of a detached building is 800m<sup>2</sup>, and for a semi-detached building 600m<sup>2</sup>. The shape and size of the building plot must be sufficient to provide all necessary contents: buildings, traffic and manipulative surfaces, vehicular and pedestrian entrances, individual infrastructure buildings, fencing, and more. The highest allowed building coefficient is 0.25 for a detached building, and 0.3 for a semi-detached building. The highest permitted coefficient of utilization is 0.6 for a detached building, and 0.8 for a semi-detached building. The surface of buried parts is not included in the calculation of the coefficient. Construction (kig) and utilization (kis). Typology of buildings: For family houses, the largest building (gross) area must not exceed 400m<sup>2</sup> (in which the area of auxiliary buildings is included), and contain at least 2 residential units. For multi-family buildings, the largest gross area does not exceed 500m<sup>2</sup> (in which the area of auxiliary buildings is included), and contains 6 user units. The highest permitted building height is</p>
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8.0 m. Opportunity for investors. ID CODE: 123-002

### **Additional contact info**

Reference Number: 647926  
Agency ref id: 123-002