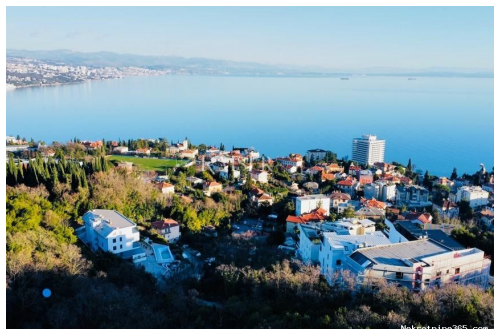


## Opatija, atraktivno građevinsko zemljište, dobre lokacije, Opatija, Land



### 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, atraktivno građevinsko zemljište, dobre lokacije
Property for:	Sale
Land type:	Building lot
Property area:	5082 m <sup>2</sup>
Price:	2,000,000.00 €
Updated:	Nov 20, 2024

### Location

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



### Permits

Ownership certificate:	yes
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### Description

Description:	<p>We offer five thousand square meters of land for sale near the center of Opatija. The land has no vehicular access. According to the urban plan of the city of Opatija, the land is valued as approx. 3,600 m<sup>2</sup> of residential construction zone S3, approx. 1,200 m<sup>2</sup> of protective forest and approx. 270 m<sup>2</sup> of land planned for the future trunk of the undeveloped road. According to the mentioned plan, approx. 400 meters of road should be built from the existing asphalted road of the Kosićevo settlement to the field itself. According to the III amendments and additions to the urban development plan of the settlement of Opatija, the plan defines: An individual residential building is a building with a maximum of three residential units and an above-ground construction (gross) area of up to 600 m<sup>2</sup>. This building can be free-standing, semi-detached or built-in. Within this building, business content can be planned and arranged in accordance with the law, the area of which must not exceed 33% of the above-ground GBP of the building. 4.2. A multi-residential building is a building with four or more residential units and an above-ground building (gross) area of more than 600 m<sup>2</sup>, but less than 3000 m<sup>2</sup>, except for zone S6 where it can be more. In multi-apartment buildings, business content can be planned and arranged, the area of which must not exceed 33% of</p>
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the above-ground GBP. 4.3. A residential and commercial building (individual or multi-apartment building) is a building in which at least 51% of the above-ground GBP (the maximum allowed above-ground GBP for individual housing is 600 m<sup>2</sup>, and for multi-apartment buildings 3,000 m<sup>2</sup>) must be for residential purposes, i.e. a maximum of 49% of GBP it can be used for business content in accordance with the law. For land designated S3, the minimum building plot area is 800 m<sup>2</sup>. The land offers a beautiful open view of Opatija, Rijeka and Kvarner. The proximity of all facilities necessary for life such as: shopping center, school, kindergarten, bus stop, playground, fitness, in addition to the beautiful view, makes this land an attractive location. For additional information and a tour, contact your agent: Eli Lovko, mob: 0916133776; eli@kaiser-immobilien.hr Agency commission is 3% + VAT ID CODE: 121-006

### Additional contact info

Reference Number: 648164  
Agency ref id: 121-006  
Contact phone: +385916133776, +385995677888