

Opatija, Poljane – Jedinstveno građ. zemljište od 11.298 m2, Opatija - Okolica, 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:	<p>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.</p>

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, Poljane – Jedinstveno građ. zemljište od 11.298 m²
Property for: Sale
Land type: Building lot
Property area: 11298 m²
Price: 2,500,000.00 €
Updated: Oct 03, 2024

Location

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

Permits

Building permit: yes
Location permit: yes
Ownership certificate: yes



Description

Description: The real estate agency Kaiser Immobilien highlights from its offer a unique building plot in a very attractive location, just 3 km by car from the coast, the beach and the center of the famous tourist town of Ičići. The land has a total area of 11,298 m² and is ideal for building a protected resort with up to 12 villas or 32 apartments. A building permit was obtained for such a project (without time limit), utilities were paid, and all rough earthwork and construction work was carried out. In addition to the land, the company founded exclusively for the construction of this resort is also for sale. The project envisages villas reminiscent of classic Istrian construction, but with the addition of building permits, it is possible to change the project to a more modern look. There are two conceptual solutions for this. Ičići, beach: 4 km / 8 minutes Opatija: 8 km / 12 minutes Rijeka: 15 km / 25 minutes Rijeka Airport: 45 km / 40 minutes Pula Airport: 90 km / 70 minutes Ljubljana:

115 km / 110 minutes Vienna, Munich, Budapest: 500 km / 6 hours The commission of the agency for the buyer is 3% + VAT. The commission covers all services related to the purchase and is paid only in the case of real estate purchase, at the conclusion of the first legal act. Purchase price of the property: EUR 2,500,000.00 Intermediary fee (3.75 %): EUR 93,750.00 Total investment: EUR 2,593,750.00 ID CODE: 101-068

Additional contact info

Reference Number: 649004
Agency ref id: 101-068