

RIJEKA, VIŠKOVO - građevinsko zemljište 801 m² za stambenu zgradu - stanove / apartmane / obiteljsku kuću / villu! PRILIKA!!!, Viškovo, 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:	<p>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.</p> <p>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</p>

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:	RIJEKA, VIŠKOVO - građevinsko zemljište 801 m2 za stambenu zgradu - stanove / apartmane / obiteljsku kuću / villu! PRILIKA!!!
Property for:	Sale
Land type:	Building lot
Property area:	801 m ²
Price:	75,000.00 €
Updated:	Oct 14, 2024

Location

Country:	Croatia
State/Region/Province:	Primorsko-goranska županija
City:	Viškovo
City area:	Viškovo
ZIP code:	51216



Permits

Ownership certificate:	yes
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Description

Description:	<p>RIJEKA, VIŠKOVO - building plot 801 m2 for a residential building - apartments / apartments / family house / villa! OPPORTUNITY!!! Building plot of 801 m2 with conceptual design for a detached multi-family building (3 apartments + office space). The building plot has an access road from an asphalted road. The field is located in a quiet and peaceful location. All utilities close to the field. Excellent infrastructure. The design solution envisages the construction of a detached multi-family residential building with three floors (ground floor, 1st floor and 2nd floor), total floor plan projection on the plot of 179.18m2. Planned building, according to its purpose, a free-standing multi-family residential building with floors P+1+2, in which there is a commercial space on the ground floor, a storage room for residential units and a boiler room, on the 1st floor there are two residential units, and on the 2nd floor there is one residential unit. The floors are interconnected by a staircase inside the building on its northern side. The total net area is 440.24 m2, the spatial distribution is resolved as follows: • P (ground floor) - NKP 139.31 m2 ➤ The following rooms are located on the ground floor: reception and waiting room, hair salon, areas for pedicures, nails and eyelashes, education, kitchenette, wardrobe with shower and toilet, pantry and laundry room, and hallway. All of the above is part of the business premises. Furthermore, there</p>
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are three storage rooms for three residential units located on the 1st and 2nd floors, a boiler room, and an entrance hall with a staircase connecting the floors. • 1 (1st floor) – NKP 150.23 m² ➤ The following rooms are located on the 1st floor: hall, bedroom, bathroom, living room + kitchen + dining room and loggia as parts of Apartment 1 with a total net area of 52.83m². Hallway, wardrobe, pantry, two bathrooms, two bedrooms, living room + kitchen + dining room, hall and covered terrace as parts of Apartment 2 with a total net area of 78.57m². The entrance to the apartments is reached by a staircase and an entrance hall. • 2 (2nd floor) - NKP 150.70 m² ➤ The following rooms are located on the 2nd floor: hallway + entrance hall, three bedrooms, three bathrooms, laundry room, wardrobe, pantry, living room + kitchen + dining room and an uncovered terrace as parts of Apartment 3 with a total net area of 138.94m². The entrance to the apartment is reached by a staircase. The total net usable area (NKP) of the building is 440.24 m². A good opportunity for investors who are engaged in the construction of residential buildings / apartments / apartments, but also for those who would like to build a house for rent / holiday with a pool or a family house / villa in a quiet and peaceful environment. **PROPERTY IN A GREAT AND UNIQUE LOCATION WITH GREAT POTENTIAL!!! VIŠKOVO:** The municipality of Viškovo is located northwest of Rijeka on an area of only about 20 square kilometers. The proximity of Rijeka, Opatija, the border crossing with Slovenia, the beauty of nature and the convenience of living in a small town are features that make this area more and more attractive. Today, Viškovo is complete with all the facilities necessary for a modern way of living and doing business. In the center of the village there are: a church, a school, a kindergarten, a post office, a health center, a pharmacy, a library, banks, a branch of FINA, credit and savings and insurance companies, a gas station and a number of craft and service activities. There are several larger settlements. The settlement of Marinići is fourth in size, with the largest number of inhabitants, followed by: Viškovo, Marčelji, Saršoni, Mladenići, Sroki and Kosi. Dear clients, the agency commission is charged in accordance with the General Business Conditions:

www.dux-nekretnine.hr/opci-uvjeti-poslovanja ID CODE: 34098

Additional contact info

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