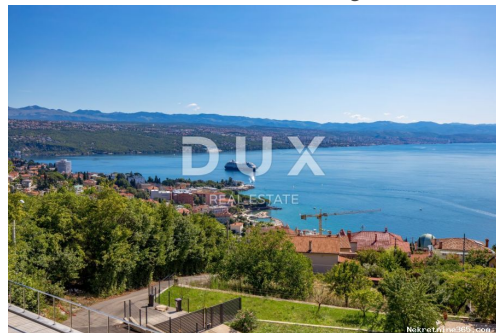


## OPATIJA, MATULJI - zemljište s građevinskom dozvolom s pogledom na more, odlična lokacija, Matulji, Land



### 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, MATULJI - zemljište s građevinskom dozvolom s pogledom na more, odlična lokacija
Property for:	Sale
Land type:	Building lot
Property area:	1205 m <sup>2</sup>
Price:	500,000.00 €
Updated:	Oct 28, 2024

### Location

Country:	Croatia
State/Region/Province:	Primorsko-goranska županija
City:	Matulji
City area:	Matulji
ZIP code:	51211

### Permits

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



### Description

Description:	<p>OPATIJA, MATULJI - land with a building permit for the construction of a health-business center + accommodation unit, 525m2 with a sea view We present to you an incredible opportunity that will delight you - a land that was created for the construction of a health or dental center WITH A SEA VIEW! It is located in a prestigious location near the famous town of Opatija and the city of Matulje and offers you unlimited possibilities for creating a unique health space. Here are the key benefits you need to know: Size and potential: This plot has a spacious 1200m2, giving you plenty of space to create a health center in a quiet location, yet in the heart of the action. With the possibility of building a living area of 525m2, you have the space to achieve the highest standard of quality and comfort. Building permit and utilities: There is no need to wait for administrative processes because we have already secured the building permit for you. Plus, all utilities are paid for, allowing you to focus on building your health center right away. Innovation and energy efficiency: The project includes modern solutions such as a</p>
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heat pump and solar panels. This will ensure that your health center is energy efficient, reducing costs and contributing to sustainability. Top facilities: We include rooms for massage therapy in the basement. These rooms can be adapted and used as laboratories or spaces for performing medical or dental activities. On the ground floor there is a spacious hall of 50m<sup>2</sup>, a foyer that can serve as a reception or lobby, offices and a larger space for physical therapy, reception of clients or patients, and further space for performing medical or dental activities. Accommodation facilities: On the first floor there are four comfortable apartments with a roof terrace. These apartments will provide comfort and privacy to patients or clients who want an extended stay in the health center. **17 PARKING PLACES!** It is important to note that this is the only land in the area that is in a residential-business zone, which gives you competitive advantages and attracts a wide range of clients. It is also worth noting the location, the proximity to the highway, Matulje as a strong city in development, and the general proximity to the well-known Opatija. The land is located 1000 meters from the sea, and 750m from the air line in a dead-end street. Don't miss out on this exceptional opportunity - Take advantage of the building permit already secured, utilities paid and the benefits of a prime location to realize your ambitions in the healthcare industry. This land is an ideal opportunity for investors in the direction of business development, construction of a health or dental center that will be recognized as a synonym for health tourism. ID CODE: 34533

## Additional contact info

Reference Number: 664763  
 Agency ref id: 34533  
 Contact phone: +385 91 189 8332