

## Wellness oaza na sjeveru Istre - prilika za investitore !, Oprtalj, Commercial property



### Seller Info

Name: Dogma Nekretnine  
First Name: Dogma  
Last Name: Nekretnine  
Company Name: Dogma nekretnine d.o.o.  
Service Type: Selling and renting  
Website: <https://dogma-nekretnine.com>  
Country: Croatia  
Region: Primorsko-goranska županija  
City: Rijeka  
ZIP code: 51000  
Address: F.LA GUARDIA 6  
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About us: DOGMA nekretnine d.o.o. is an experienced and licensed agency specializing in real estate. We have been present in this business for more than 20 years - from a small agency with only two employees through many years of work and effort, we have grown into a company with over 80 employees. In that period, with our work and attitude towards clients and business, we became the leading agency in the Primorje-Gorski Kotar County and the leading in Croatia. The Agency currently operates at the following locations: headquarters in Rijeka, F. la Guardia.6, branch office within the Tower Center Rijeka, J.P.Kamova 81a (4th floor), branch office in Opatija, Maršala Tita 97, branch office in Labin, Ulica Slobode 3; branch office in Umag, Joakima Rakovca 4, branch office in

Pula, Anticova 5 and in Zagreb,  
Ulica grada Vukovara 284  
(Almeria building D). Our  
teams are at your disposal in all  
locations!

## Listing details

### Common

Title:	Wellness oaza na sjeveru Istre - prilika za investitore !
Property for:	Sale
Property area:	15000 m <sup>2</sup>
Floor:	2
Price:	1.00 €
Elevator:	yes
Freight elevator:	yes
Updated:	Oct 29, 2024

### Condition

Built:	1971
Last renovation:	2002

### Location

Country:	Croatia
State/Region/Province:	Istarska županija
City:	Oprtalj
City area:	Livade
ZIP code:	52428

### Permits

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

### Additional information

Energy efficiency:	C
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### Parking

Garage:	yes
Covered parking space:	yes

## Description

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Opportunity for investors - a well-established business! Livade is a village in the municipality of Opatalj. The place is known for one of the best spas and health resorts in Croatia and in this part of Europe, also very famous are the days of truffles, which are abundant in this area and are classified as one of the most expensive and best foods in the world. In this place, one of the largest spas in Croatia is for sale. They are located in a quiet part surrounded by forest, spread over more than 32,000 m<sup>2</sup> of terrain with 15,000 m<sup>2</sup> of covered space. It consists of two original buildings built in 1971 and completely renovated in 2002. Together, the facilities offer 148 rooms, large swimming pools (25 meters!) Indoor and outdoor, various wellness and spa centers, clinics, clinics for physical therapy, restaurants and a handful of additional facilities. The project also includes the conversion of one part into an aparthotel with 44 apartments. The subject of sale, in addition to constructed buildings and complete land, is a source of thermal water that is privately owned and within the entire property. The thermal water that springs under the imposing rock (above the estate) is one of the most healing waters in Croatia as well as in the whole of Europe. It is a spring water rich in sulfur and with more than 14 different minerals that make this source invaluable. From the same thermal water, mud is obtained for various massages, therapies and treatments for various diseases. This rich water has been declared in the top 3 in terms of quality and properties in Europe for many years. It should be noted that this department has been known for many years for its specific characteristics and has outstanding results in this sector of tourism. The facility has been in operation since 1971, when it was built, and since then it has gained the reputation of the best thermal spa in Istria and one of the best in this part of Europe. The future owner must be familiar with the value and quality provided by this entire property, from the real estate located on it to the full range of benefits obtained by investing in this type of real estate. Claudio Mezzalira Agent s licencom Mob: 099 – 285/7323 Email: [claudio.mezzalira@dogma-nekretnine.com](mailto:claudio.mezzalira@dogma-nekretnine.com) ID CODE: IS104074

## Additional contact info

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