

OPATIJA, IČIĆI - građevinsko zemljište 2800m2 S LOKACIJSKOM DOZVOLOM!! I s pogledom na more za stambenu zgradu–stanove /apartmane, Opatija - Okolica, Land



Seller Info

Name: Agencija Dux nekretnine
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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
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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

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Property for:	Sale
Land type:	Building lot
Property area:	2800 m ²
Price:	1,200,000.00 €
Updated:	Nov 01, 2024

Location

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

Permits

Building permit:	yes
Ownership certificate:	yes



Description

Description:	OPATIJA, IČIĆI - building plot 2800m2 WITH LOCATION PERMIT!! And with a view of the sea for a residential building - flats / apartments The land in nature consists of 2 plots, each approx. 1400m2, and for one of these plots a location permit was obtained for an object of 1131m2 (BRP) + swimming pool. For the second plot (which also has approx. 1400m2) there is no permit yet, but a request was submitted for a location permit, a permit for the project that is finished, and the same one that is on the first plot. The location permit was obtained for the building which consists of (according to the project shown in the pictures): - BASEMENT with a total area of 381 m2 - garage space with parking spaces + space for tanks + wellness (or some other content at the request of the potential buyer) - GROUND FLOOR - total surface area 250m2 – 3 apartments (two apartments 1BR+DB and one apartment 2BR+DB) - 1ST FLOOR total area
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250m² – 2 apartments – (two apartments 3BR+DB) - 2ND FLOOR total area
250m² – 1 penthouse (3BR+DB)) The building plot is 700 m away from the sea as the crow flies, has a view of the sea and a southern orientation. The configuration of the terrain is completely flat. The field is located in a quiet and peaceful position and right next to the paved road. All utilities to the field. Clean and tidy property. The land is cleared and ready for construction. The future built property on this plot would have a view of the sea even from the ground floor, but from the first floor there would be a panoramic open view of the sea, the entire Kvarner Bay and the islands. The building land belongs to a legal entity (company) that is open only for this project, so there is also an option to buy the entire company together with the land. This property is 700m from the sea as the crow flies, or 1.6km by car (about 4 minutes). A good opportunity for investors who are engaged in the construction of residential buildings-apartments-apartments **REAL ESTATE IN AN EXCELLENT AND UNIQUE LOCATION WITH GREAT POTENTIAL!!!** IČIĆI: Ičići is a small tourist town with about 800 inhabitants, located on the northern Adriatic, in the Kvarner Gulf. The place is 5 km from Opatija and 15 km from Rijeka. It is located at the foot of the Učka mountain, which is 1,401 m high, and its environment has been declared a nature park due to its uniqueness and natural beauty. The population is mainly engaged in tourism and catering activities. Due to its favorable location, Ičići has developed over the years into a real tourist destination with numerous offers, so in addition to the rich catering offer, it offers the possibility of practicing various sports, excursions, night outs. From Ičić there is a wonderful view of the two largest Croatian islands, Krk and Cres, which can also be visited by boat. This place is especially known for its excellently equipped ACI Marina. Thanks to the variety of accommodation (hotels, apartments, motorhomes) and sports and recreational facilities (tennis courts, water sports, sailing...) nautical tourism has found a place for development here. On the way from Ičić to Učka, you will come across the small medieval town of Veprinac, which has its own law and dates back to 1500. Nearby is the Ičić car park, which is located near the beach, not far from the tennis courts. The main tourist attraction of Ičić is definitely the beach. It is located in the very center of the town, and consists of a concrete and sandy part. Every year, investments are made in beautifying the beach, which is why the beach receives the blue flag year after year. Entrance is free and available to everyone. The beach is bounded on one side by the ACI Marina, while on the other side there is a smaller port that has existed since the time of the town of Ičići and which developed parallel to the town. That Port accepts smaller boats and reminds that Ičići is a seaside place. It is worth noting that the famous Lungomare, a coastal promenade built by the Austrian emperor Franz Joseph I in 1885, passes through Ičići. This beautifully decorated coastal promenade is 12 km long and stretches from Voloski to Lovran, and Ičići is almost halfway. At night, it is discreetly lit, so conditions are created for romantic walks. The town of Ičići is connected to other towns by intercity and city buses. The so-called "Fishermen's Festivals" organized during the summer months are especially famous in coastal towns. Ičići also has its own festivals, for which the locals, as well as tourists, are informed a few days in advance through

numerous posters. Opatija: Opatija, a beautiful coastal town located on the Adriatic Sea, is a famous tourist destination for tourists from all over the world. The city is surrounded by beautiful nature, at the foot of the Učka mountain. Real estate in Opatija offers a priceless view of the sea and the surrounding islands of Krk and Cres. Opatija is surrounded by charming small towns with old houses located in narrow streets rich in history. The streets of the city of Opatija are made up of properties that stand out with their specific architecture and villas that date from the Habsburg period. A large selection of beaches, crystal clear sea and various tourist services are the key factors that make Opatija a perfect tourist destination recognized by neighboring countries as an excellent investment choice. Real estate prices in this area are rising, rental occupancy is excellent, which has resulted in a return on investment of 5% to 10% and attracting foreign investors. Dear clients, the agency commission is charged in accordance with the General Business Conditions www.dux-nekretnine.hr/opci-uvjeti-poslovanja ID CODE: 34670

Additional contact info

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