

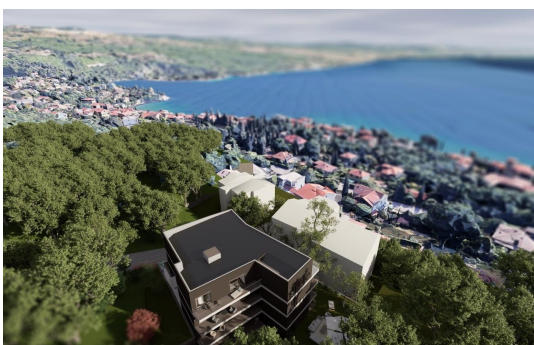
ISTRIA ADRIA

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| | |
|----------------------------|---------------------|
| Code : | 12944 |
| Location : | Opatija |
| Building size : | 1100 m ² |
| Garden size : | 0.00 m ² |
| Distance from sea : | 700 m |
| Energy efficiency : | Not specified |

Price : price on request €

OPATIJA RIVIERA - BUILDING LAND WITH VALID BUILDING PERMIT FOR A LUXURY RESIDENTIAL DEVELOPMENT

A building plot of 1,011 m² is offered for sale in one of the most desirable locations on the Opatija Riviera, with a valid building permit for the construction of a modern residential building.

The project envisages the development of a residential building with approximately 1,500 m² of gross floor area, comprising 11 residential units, 17 garage parking spaces, an elevator serving all floors, and spectacular views of the Kvarner Bay.

The property is located only 350 meters from the sea and beaches, in a peaceful setting that ensures privacy while remaining close to the center of Opatija and all amenities necessary for comfortable living or tourist rental purposes.

Planned project structure:

Ground Floor

Apartment A - 103.40 m² (85 m² living area + 18.40 m² garden), 3 bedrooms + living room

Apartment B - 204.30 m² (142 m² living area + 62.30 m² garden), 4 bedrooms + living room

First Floor

Apartment C - 65.00 m², 1 bedroom + living room, terrace 16.10 m²

Apartment D - 122.80 m², 3 bedrooms + living room, terrace 34.50 m²

Apartment E - 28.90 m², 1 bedroom + living room

Apartment F - 53.80 m², 1 bedroom + living room, terrace 12.10 m²

Second Floor

Apartment G - 65.00 m², 1 bedroom + living room, terrace 16.10 m²

Apartment H - 122.80 m², 3 bedrooms + living room, terrace 34.50 m²

Apartment I - 39.50 m², 1 bedroom + living room

Apartment J - 53.80 m², 1 bedroom + living room, terrace 12.10 m²

Third Floor

Exclusive penthouse of 290.30 m², 4 bedrooms + living room 227.60 m² of interior living space

Three spacious terraces totaling 62.70 m²

Panoramic views of the entire Kvarner Bay

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The project is fully prepared for implementation, and the combination of generous floor area, prime location, sea views, and complete documentation makes this property an outstanding investment opportunity on the Opatija Riviera.

Key Advantages

Valid building permit

11 residential units

17 garage parking spaces

Elevator serving all floors

Open sea views

500 m from the sea and beaches

Immediate construction start possible