

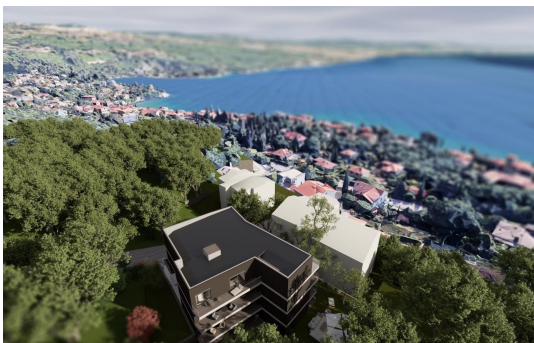
## ISTRIA ADRIA

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<b>Code :</b>	15484
<b>Location :</b>	Opatija
<b>Building size :</b>	1100 m <sup>2</sup>
<b>Garden size :</b>	0.00 m <sup>2</sup>
<b>Distance from sea :</b>	700 m
<b>Energy efficiency :</b>	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 m<sup>2</sup> 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 m<sup>2</sup> 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 m<sup>2</sup> (85 m<sup>2</sup> living area + 18.40 m<sup>2</sup> garden), 3 bedrooms + living room Apartment B - 204.30 m<sup>2</sup> (142 m<sup>2</sup> living area + 62.30 m<sup>2</sup> garden), 4 bedrooms + living room First Floor Apartment C - 65.00 m<sup>2</sup>, 1 bedroom + living room, terrace 16.10 m<sup>2</sup> Apartment D - 122.80 m<sup>2</sup>, 3 bedrooms + living room, terrace 34.50 m<sup>2</sup> Apartment E - 28.90 m<sup>2</sup>, 1 bedroom + living room Apartment F - 53.80 m<sup>2</sup>, 1 bedroom + living room, terrace 12.10 m<sup>2</sup> Second Floor Apartment G - 65.00 m<sup>2</sup>, 1 bedroom + living room, terrace 16.10 m<sup>2</sup> Apartment H - 122.80 m<sup>2</sup>, 3 bedrooms + living room, terrace 34.50 m<sup>2</sup> Apartment I - 39.50 m<sup>2</sup>, 1 bedroom + living room Apartment J - 53.80 m<sup>2</sup>, 1 bedroom + living room, terrace 12.10 m<sup>2</sup> Third Floor Exclusive penthouse of 290.30 m<sup>2</sup>, 4 bedrooms + living room 227.60 m<sup>2</sup> of interior living space Three spacious terraces totaling 62.70 m<sup>2</sup> Panoramic views of the entire Kvarner Bay 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

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