



Code :	NAG2534
Location :	Opatija
Building size :	0 m2
Lot size :	1080 m2
Distance from sea :	1500 m
Number of rooms :	0
Year of built :	n/a
Heating :	-
Energy efficiency :	processing

Price :	250.000 €
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Makler-Courtage von 3% zzgl. den gesetzlichen Mwst ist bei Vertragsabschluss fällig.

Premium Building Plot Above Opatija

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Title: Prime Investment: Flat Building Plot (1,080 sqm) with Full Infrastructure Above Opatija

Location: Opatija Riviera (situated above the center, just 1,500 meters from the sea and main amenities).

Key Features:

- Plot Size: 1,080 m² (sqm)
- Price: €250,000
- Ownership: Clear title, no encumbrances

Property Description

We are proud to present an exceptional building plot located in a highly sought-after residential area above the "Pearl of the Adriatic" – Opatija. The plot is situated within an established, peaceful neighborhood, perfectly positioned between existing residential buildings and upscale modern villas. This ensures a secure, private, and well-maintained environment.

What makes this land truly unique for the Opatija region is its completely flat terrain. While most plots on the Riviera are characterized by steep slopes, this flat surface dramatically reduces excavation and retaining wall costs. Consequently, the entire construction process is simplified, accelerated, and highly cost-effective.

Infrastructure and Access

- Utilities: Essential utilities, including electricity and water, are already available directly on the plot, significantly speeding up the building permit process.
- Access Road: The property includes its own private, legally secured access road directly from the public street, easily accommodating construction machinery and future residential vehicles.

Development Potential

Located just 1,500 meters from the heart of Opatija, this plot offers the ideal balance between Mediterranean tranquility and urban convenience. It is just a short drive away from top-tier restaurants, beaches, the historic Lungomare promenade, and daily necessities. The plot represents an ideal canvas for building a luxury family villa with a swimming pool or a high-end

boutique apartment building.

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