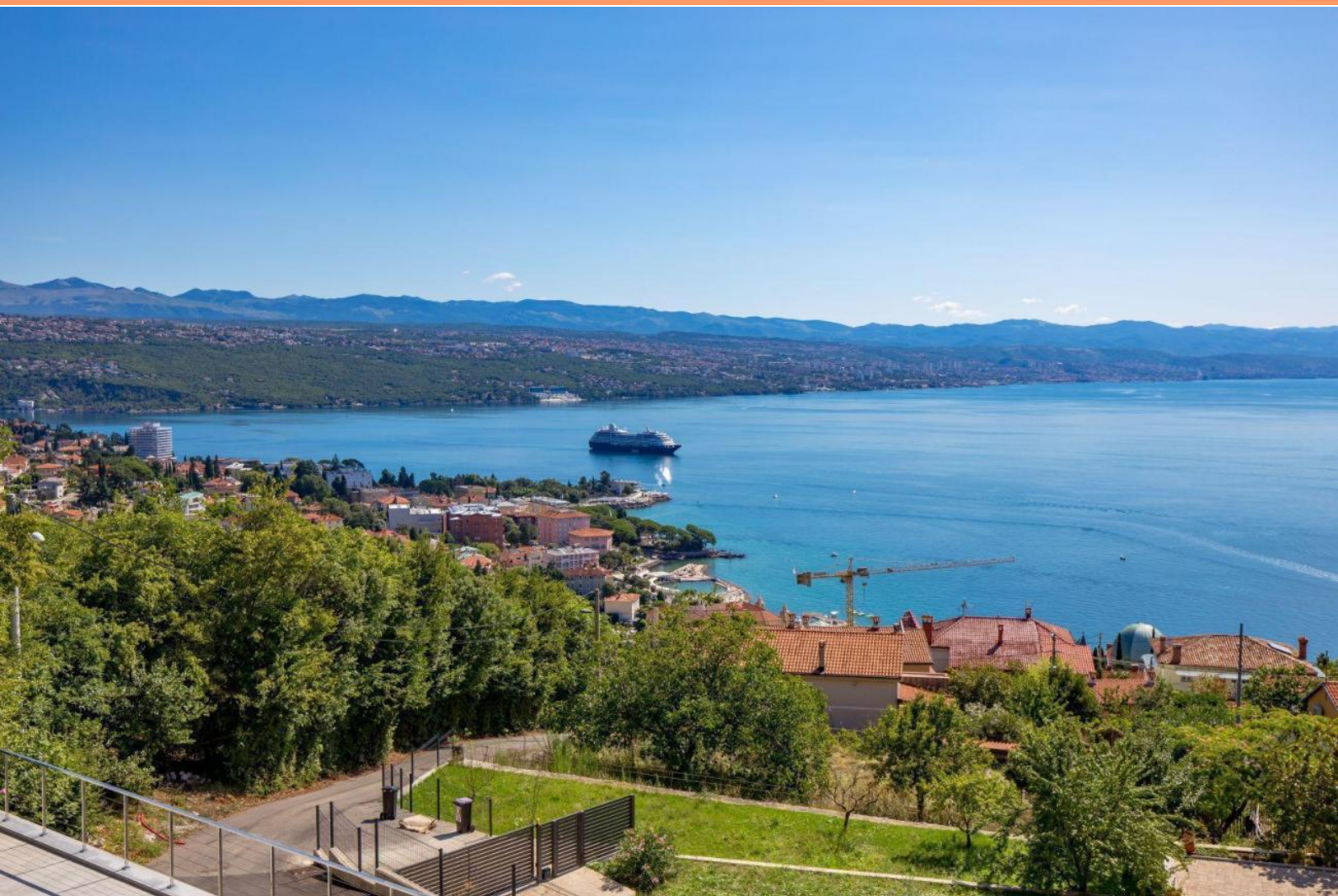


# Land plot

## Matulji, Kvarner



<b>Ref</b>	RE-U-34533
<b>Type</b>	Land plot
<b>Region</b>	Kvarner > Opatija
<b>Location</b>	Matulji
<b>Front line</b>	No
<b>Sea view</b>	Yes
<b>Distance to sea</b>	1800 m
<b>Floorspace</b>	1205 sqm
<b>Price</b>	€ 500 000

# Land plot

## Matulji, Kvarner



Land with a building permit overlooking the sea, excellent location in Opatija, Matulji, 1800 meters from the sea.

We are about to tell you about an absolutely incredible opportunity—land with a building permit. This is prime real estate in a prestigious area, right near the famous town of Opatija and the booming area of Matulji. You have a chance here to build something BIG—about 500 square meters big, folks. This is the real deal. Here's why this is such a winner:

**Size and Potential:** We're talking a massive 1200 square meters of land. You get the space to create a top-tier home or building, tucked away in a quiet spot, but close to all the action. With the green light to build up to 525 square meters, you've got room to make something truly luxurious, truly spectacular.

**Building Permit and Utilities Ready:** No red tape holding you back. The building permit is already in place, and construction has even begun! Plus, utilities are PAID. You're not waiting for anything—jump right in and get started!

**Innovation and Energy Efficiency:** The project includes modern touches like a heat pump and solar panels—great for the environment and for savings. The plan includes a ground floor plus two upper floors, with flexibility to add a garage if you want. You're in control here!

And let's talk location—close to the highway, just minutes from Opatija, a top-tier spot in a high-quality neighborhood, and only 1800 meters from the sea. You can see it from your doorstep!

This is an unbeatable opportunity, folks. The permit's ready, the utilities are paid, and it's in one of the best locations out there. Whether you're a savvy investor or someone looking to build a top-of-the-line dream home, this land is your ticket. Don't miss out on this one!

Overall additional expenses borne by the Buyer of real estate in Croatia are around 7% of property cost in total, which includes: property transfer tax (3% of property value), agency/brokerage commission (3%+VAT on commission), advocate fee (cca 1%), notary fee, court registration fee and official certified translation expenses. Agency/brokerage agreement is signed prior to visiting properties.

# Land plot

## Matulji, Kvarner



Price per m<sup>2</sup>:  
0 €

Average price/m<sup>2</sup> of this type  
in this region:  
362 €

Median price/m<sup>2</sup> of this type  
in this region:  
271 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
268 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
180 €

# Land plot

## Matulji, Kvarner

