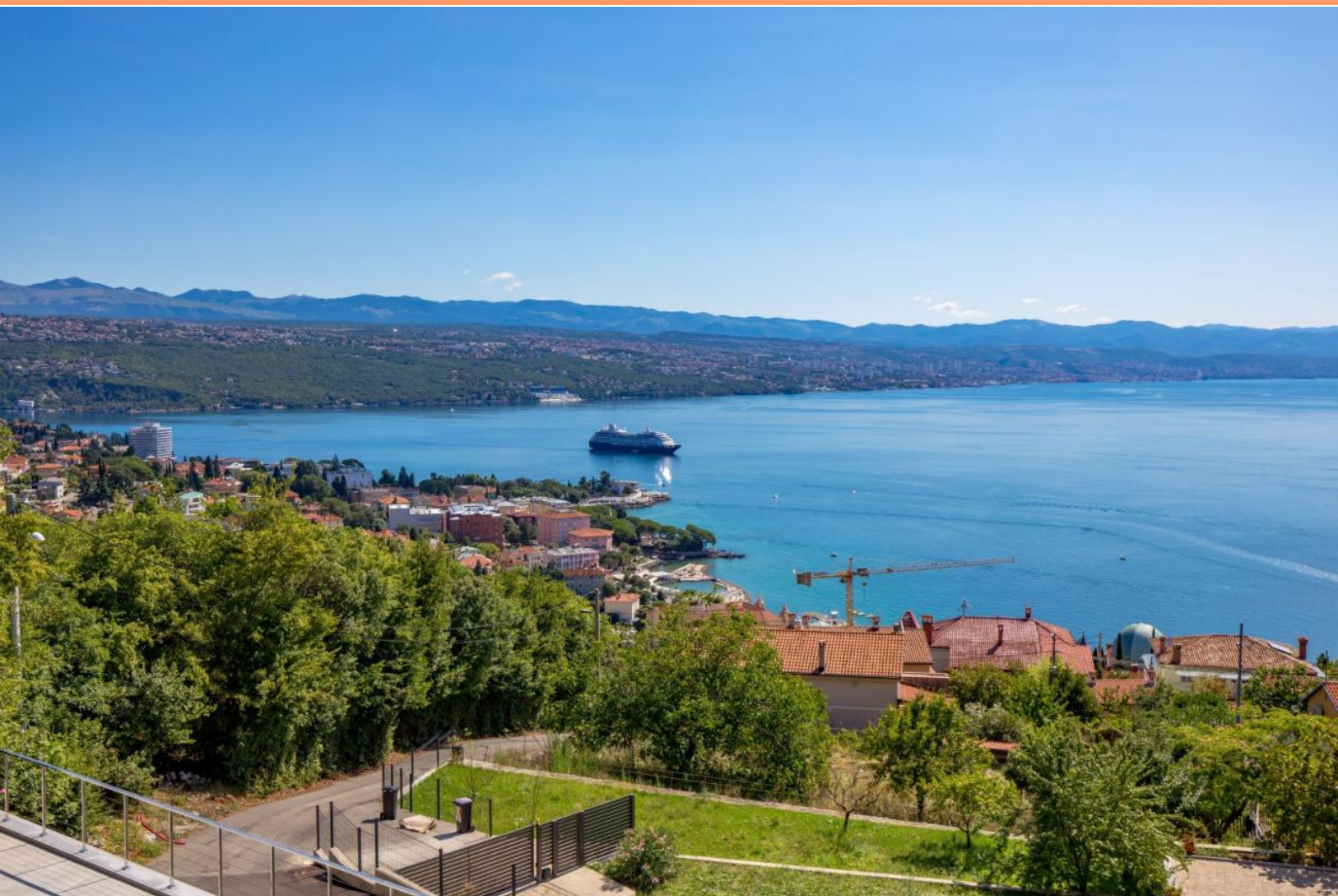


Land plot

Matulji, Kvarner



Ref	RE-U-36901
Type	Land plot
Region	Kvarner › Opatija
Location	Matulji
Front line	No
Sea view	Yes
Distance to sea	1800 m
Plot size	1205 sqm
Price	€ 500 000

Building Plot with a Construction Permit and Stunning Sea View - Prime Location over Opatija, 1800 Meters From the Sea!

We present an incredible opportunity—a **building plot with a construction permit and a breathtaking sea view**. Located in a prestigious area near the well-known towns of Opatija and Matulji, this plot offers the potential to construct a residential property or building of approximately **500 m²**.

With a **total area of 1,200 m²**, the land provides ample space for developing a high-quality, spacious home in a peaceful setting while remaining close to key amenities. The **permitted construction area is 525 m²**, allowing for a modern and luxurious living space.

One of the main advantages of this property is that **the construction permit has already been issued**, and work has begun. Additionally, all municipal contributions have been paid, ensuring a hassle-free start to the building process. The project incorporates **innovative and energy-efficient solutions**, such as a **heat pump and solar panels**. The approved design includes a **ground floor and two upper levels**, with the option to modify the permit to **add a garage level**.

The location is another standout feature, with easy access to the highway and proximity to Matulji, a rapidly developing town, as well as the prestigious Opatija. The plot is **just 1,800 meters from the sea and 750 meters in a direct line**, situated in a **quiet cul-de-sac within an upscale neighborhood**.

This is a **rare and exceptional investment opportunity**. With the **construction permit already secured, municipal fees paid, and a prime location**, this plot is perfect for those looking to **build a dream home or invest in a lucrative real estate development**.

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 m²:
415 €

Average price/m² of this type
in this region:
358 €

Median price/m² of this type
in this region:
271 €

Average price/m² of this type
in Croatia:
267 €

Median price/m² of this type
in Croatia:
180 €

Land plot

Matulji, Kvarner

