



## KOSTRENA, ROŽMANIĆI - building plot 1900m2 with panoramic sea view for family villa / residential building apartments / villas for rent with swimming pool



### Information de l'agent

Nom:	ArKadia
Nom de compagnie:	
Pays:	Royaume-Uni
Téléphone:	
Langues:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Détails de l'annonce

Propriété à:	Vendre
Prix:	EUR 295,000

### Location

Pays:	Croatie
État/Région/Province:	Primorsko-Goranska Zupanja
Ville:	Kostrena
Soumis:	26/03/2026

Description:

Location: Primorsko-goranska županija, Kostrena, Rožmanići.

KOSTRENA, ROŽMANIĆI- building plot 1900m2 with panoramic sea view for family villa / residential building apartments / villas for rent with swimming pool

The building plot is 810 m as the crow flies from the sea, has an open panoramic sea view and southern orientation.

The plot is located on a hill.

The plot is configured in a gentle slope / has several falling cascades.

The plot is located in a quiet and peaceful position and right next to the asphalt road.

All utilities to the plot.

The plot is partially cleared and ready for construction.

A future property built on this plot would have a panoramic open view of the sea, the entire Kvarner Bay and the islands even from the ground floor!

Excellent infrastructure within a radius of 250 to 1750m: exit/entrance to the bypass, bus station, post



---

office, bank, sports center, clinic, pharmacy, restaurant, school, kindergarten, shopping center, gas station...

A good opportunity for investors who are engaged in the construction of residential buildings - apartments, but also for those who would like to build a house/s for rent - a vacation home with a swimming pool or a family house / villa in a quiet, peaceful environment.

This property is 810m as the crow flies from the sea, or 3.5km by car (approx. 4 min).

**PROPERTY IN AN EXCELLENT AND UNIQUE LOCATION WITH GREAT POTENTIAL!!!**

**EXCLUSIVE ONLY IN DUX!!!! IN COOPERATION WITH A PROFESSIONAL ARCHITECTURAL OFFICE ANALYSIS OF THE SPATIAL PLAN OF THE AREA BUILDING CONDITIONS ON WHICH THE LAND IS LOCATED - URBAN SPATIAL POSSIBILITIES** such as:

- minimum plot size on the location
- type of individual residential building and number of residential units
- maximum building area (in percentages)
- utilization of the floor plan area (in percentages)
- utilization of the floor plan area (in m<sup>2</sup>)
- maximum height to the roof cornice
- maximum height to the top of the roof
- number of floors: possibility of basement and underground garage + number of above-ground floors
- minimum distance from neighboring boundaries (in m)
- minimum distance from the access road (in m)
- mandatory greenery of the minimum plot area
- parking: how many parking spaces per residential unit up to 60 m<sup>2</sup> net area
- parking: how many parking spaces per residential unit of 60-100 m<sup>2</sup> net area
- parking: how many parking spaces per residential unit of more than 100 m<sup>2</sup> net area
- parking: how many parking spaces per residential unit of up to 40m<sup>2</sup> net area



---

Contact the agent with confidence with accurate and professional information.

Possibility of establishing communication through the DUX agency with a professional architectural office for designing your desired vision and other questions!!

Dear clients, the agency commission is charged in accordance with the General Terms and Conditions:  
[www.dux-nekretnine.hr/opci-uvjeti-poslovanja](http://www.dux-nekretnine.hr/opci-uvjeti-poslovanja)

Dear potential buyers, tenants and lessees,  
viewing the property that interests you and in which you have an interest is possible only and exclusively with the signing of a Real Estate Brokerage Agreement, for the purpose of protecting the property owner from visits by unregistered persons, and in accordance with the Data Protection Act and the Real Estate Brokerage Act.

When viewing each property, the potential buyer/tenant/lessee is required to fill out and sign the Real Estate Brokerage Agreement, which states the following:

- basic information about the potential buyer/tenant/lessee
- basic information about the agency
- amount of agency commission

The agency commission for the buyer is 3% (+25% VAT) of the total agreed purchase price.

The agency commission for the lessee is one monthly rent (+ 25% VAT).

ID CODE: 45470

Patrik Hršćić

Agent s licencom

Mob: +385 91 270 3979

Tel: +385 91 480 8808

E-mail: [patrik@dux-nekretnine.hr](mailto:patrik@dux-nekretnine.hr)

[www.dux-opatija.com](http://www.dux-opatija.com)

## Commun

Pied carré fini: 1900 m<sup>2</sup>

## Lease terms

Date Available:

## Information additionnelle

Lien URL du site web: [http://www.arkadia.com/IOUL-T25449/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/IOUL-T25449/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Contact information

IMLIX ID: 655053



IMLIX

Marché immobilier IMLIX  
<https://www.imlix.com/fr/>

---

