



OPATIJA, BREGI - land plot 6432 m² (construction area 2355 m² and agricultural area 4077 m²) with panoramic sea view



Agent Info

Name:	ArKadia
Company Name:	
Country:	United Kingdom
Phone:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

Listing details

Property for:	Sale
Price:	USD 533,937.08

Location

Country:	Croatia
State/Region/Province:	Primorsko-Goranska Zupanija
City:	Matulji
Posted:	Feb 16, 2026

Description:
Location: Primorsko-goranska županija, Matulji, Bregi.

OPATIJA, BREGI - land 6432 m² (construction 2355 m² and agricultural 4077 m²) with panoramic sea views

Above Opatija, at about 400 m above sea level, in the town of Bregi, we are mediating in the sale of land with great potential and panoramic sea views with a total area of 6432 m², of which 2355 m² is clean construction land, and the remaining 4077m² is agricultural land, an area for economic purposes. The land has a southern orientation, the terrain offers a magical panoramic view of the entire Kvarner Bay and islands, and on the north side is near the idyllic Učka Nature Park.

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

This is an attractive land worth considering, which with its size, position and view offers numerous possibilities.

CONSTRUCTION POSSIBILITY - CONSTRUCTION CONDITIONS:

- 3 detached buildings with 9 residential units, 1125/1575 m² GBR



- 4 semi-detached buildings with 12 residential units-1556 m2 GBR
- 4 semi-detached buildings and 1 detached building with a total of 15 residential units- 1120 m2 GBR in semi-detached buildings and 332.5/465.5 m2 GBR in the detached building.
- The maximum permitted construction coefficient of the construction part is 0.25.
- The maximum permitted construction coefficient of the construction part is 0.75/1.0 if a basement or attic is being built.
- The maximum area of all buildings is 500 m2.
- The minimum floor area of the building is 150 m2.
- The maximum number of floors is a basement, 3 above-ground floors and an attic.

The land is sold exclusively as a whole.

It is located in a quiet location, right next to the access road, and next to the field there is all the necessary infrastructure.

The title deed is in order without encumbrances.

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

The land is 8 minutes away by car from the Lungomare promenade in Opatija.

PROPERTY IN A GREAT AND UNIQUE LOCATION WITH GREAT POTENTIAL!!!

ABBEY:

Opatija, a beautiful coastal town located on the Adriatic Sea, is a famous tourist destination for tourists from all over the world. The city is surrounded by beautiful nature, at the foot of the Učka mountain. Real estate in Opatija offers a priceless view of the sea and the surrounding islands of Krk and Cres. Opatija is surrounded by charming small towns with old houses located in narrow streets rich in history. The streets of the city of Opatija are made up of properties that stand out with their specific architecture and villas dating back to the Habsburg period. A wide selection of beaches, crystal clear sea and a variety of tourist services are key factors that make Opatija a perfect tourist destination recognized by neighboring countries as an excellent investment choice. Real estate prices in this area are growing, rental occupancy is excellent, which has caused a return on investment of 5% to 10% and attracted foreign investors.

Dear clients, the agency commission is charged in accordance with the General Terms and Conditions:
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, in order to protect 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 obliged to complete and sign a Real Estate Brokerage Agreement, which states the following:

- basic information about the potential buyer/tenant/lessee
- basic information about the agency
- amount of the 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: 43144

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Common

Finished sq. ft.: 6432 sq m

Lease terms

Date Available:

Additional information

Website URL: http://www.arkadia.com/IOUL-T24743/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM

Contact information

IMLIX ID: 632566



IMLIX

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