



## MATULJI, JUŠIĆI – building land for 13 exclusive apartments, prime location!



### 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 1,290,836.9

### Location

Country:	Croatia
State/Region/Province:	Primorsko-Goranska Zupanija
City:	Matulji
Posted:	Mar 25, 2026

Description:

Location: Primorsko-goranska županija, Matulji, Jušići.

MATULJI, JUŠIĆI – building land for 13 exclusive apartments, prime location!

In DUX, we are offering a prime opportunity - building land that allows for the construction of three residential buildings (A, B and C) with a total of 13 exclusive apartments, making this property an exceptional opportunity for investors.

Building A has an area of 602.96 m<sup>2</sup> and consists of three apartments: apartment S1 on the ground floor of the building with a total area of 243.16 m<sup>2</sup>, apartment S2 on the first floor with a total area of 179.28 m<sup>2</sup> and apartment S3 on the second floor of the building with a total area of 180.52 m<sup>2</sup>.

Building B has an area of 768.6 m<sup>2</sup> and consists of five apartments and a roof terrace. In the basement are apartments S1 and S2, with total areas of 54.85 m<sup>2</sup> and 54.82 m<sup>2</sup>. On the ground floor of the building there are two apartments with total areas of 123.54 m<sup>2</sup> and 123.74 m<sup>2</sup>. Likewise, on the first floor there are two apartments with total areas of 84.49 m<sup>2</sup> and 90.81 m<sup>2</sup>. On the top floor of the building, more precisely on the 2nd floor, there is apartment S3 with a total area of 178.63 m<sup>2</sup>. Namely, building B also features a rooftop pool and a terrace with a total area of 57.72 m<sup>2</sup>.

Building C has an area of 820.69 m<sup>2</sup> and consists of five apartments and a rooftop terrace. In the



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basement there are apartments S1 and S2, with total areas of 54.85 m<sup>2</sup> and 54.82 m<sup>2</sup>. On the ground floor there are two apartments with total areas of 123.97 m<sup>2</sup> and 121.93 m<sup>2</sup>. Likewise, on the first floor there are two apartments with total areas of 84.46 m<sup>2</sup> and 90.81 m<sup>2</sup>. On the top floor of the building, more precisely on the 2nd floor, there is apartment S3 with a total area of 189.11 m<sup>2</sup>. Namely, building C also features a rooftop pool and a terrace with a total area of 57.72 m<sup>2</sup>.

Namely, the land is sold with prepared conceptual designs, while the future investor needs to prepare the main and detailed projects and submit an application for a building permit.

The land is located in a fantastic, busy location near Matulji and Opatija, in a well-maintained and quiet environment, surrounded by greenery and quality newer construction, which gives it additional value and long-term investment security.

All necessary infrastructure is located in the immediate vicinity of the terrain, and the location allows for quick and easy access to Opatija, Rijeka and main roads.

The project concept envisages contemporary architecture, privacy, outdoor spaces and swimming pools, which makes this investment extremely attractive for the residential or tourist rental market.

To arrange a visit to the property, call a trusted agent - consultation in German possible.

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)

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## **Common**

Finished sq. ft.: 1188 sq m

## **Lease terms**

Date Available:

## **Additional information**

Website URL: [http://www.arkadia.com/IOUL-T25351/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/IOUL-T25351/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## **Contact information**



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