



KVARNER, KOLAVIĆI - Building land with sea view, 751m²

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 363,781.31

Location

Country:	Croatia
State/Region/Province:	Primorsko-Goranska Zupanija
City:	Opatija
Posted:	Apr 17, 2026
Description:	
Location:	Primorsko-goranska županija, Opatija, Opatija - Centar.

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DUX Sales presents a superb opportunity!

For sale is a superb building land with a project and a valid building permit for a luxury villa, located in an exceptionally quiet and attractive location above Opatija, in the Kolavići settlement.

This is an exclusive micro-location with only about twenty houses, which offers privacy and complete peace, and at the same time is only 1 km as the crow flies from the center of Opatija (approx. 9 km by car). Access is provided by the main road Rijeka - Učka tunnel, while future traffic connections to the center of Opatija are planned.

The plot of 751m² is oriented to the southeast and offers an open, panoramic view of the sea, Opatija, Rijeka and the entire Kvarner Bay. The slightly sloping terrain allows for ideal positioning of the building and maximum use of natural light.

The land is planned to house a modern urban villa with a gross area of 242.60 m² of enclosed space, with an additional 144.25 m² of terraces and a 32.00 m² infinity pool.



The house is designed on three floors (basement, ground floor and first floor) and meets the criteria for a 5* categorization.

On the ground floor, a spacious open space concept of the living room, kitchen and dining room has been designed, with direct access to the terraces, sundeck and heated infinity pool overlooking the Kvarner Bay. Large glass walls allow for plenty of light and almost complete connection of the interior with the exterior. A summer kitchen with a socializing area is also planned on the terrace.

On the first floor, there are four luxurious bedrooms, each with its own bathroom, three of which have access to a covered terrace with a panoramic view of the sea.

The basement is planned as a storage and technical space, including a room for pool equipment.

The house is centrally located on the plot, surrounded by greenery, with secured parking in the lower part of the plot and direct access at the house level.

All infrastructure (water, electricity, sewage, telephone) is already secured, and the access road is asphalted.

This property represents a rare opportunity on the market - it is ideal for buyers looking for a luxury villa in one of the most prestigious locations in Kvarner, but also for investors who want to realize a high-class project with great market potential.

MUNICIPAL CONTRIBUTIONS HAVE BEEN PAID AND CONSTRUCTION CAN START TOMORROW.

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

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Common

Finished sq. ft.: 751 sq m

Lease terms



Date Available:

Additional information

Website URL: http://www.arkadia.com/IOUL-T25769/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM

Contact information

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