



## LOVRAN, DOBREĆ- Land plot 1415m2 with building permit and beautiful 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 254,513.18

### Location

Country:	Croatia
Posted:	Jun 01, 2026
Description:	
Location:	Primorsko-goranska županija, Opatija - Okolica, Dobreć.

LOVRAN, DOBREĆ - Land 1415m2 with building permit and beautiful sea view

The building plot has a view of the sea and a southern orientation.

The land has a building permit for a one-story house + tavern - all water and utility contributions paid. Water and electricity on the field.

The field is located on a hill.

The configuration of the terrain is completely flat.

The field is located in a quiet and peaceful position and right next to the paved road.

All utilities to the field.

Clean and tidy property.

The land is completely cleared and ready for construction.

The future built property on this plot would have a view of the sea even from the ground floor, but from the first floor there would be a panoramic open view of the sea, the entire Kvarner Bay and the islands.

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



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This property is 1.5 km as the crow flies from the sea, or 4.5 km by car (approx. 8 min).

## LOVRAN:

Lovran is a town with a long and rich history with a century-old tradition in tourism. It was named after the laurel (*laurus nobilis*) that grows abundantly in the evergreen groves in the town and its surroundings. Lovran is located on the eastern coast of Istria in the Kvarner Bay. It is located at the foot of the greenest and most vegetated mountain in the Adriatic – Učka.

It is 19 km from our largest port of Rijeka, 14 km from the railway station in Matulji, and 80 km from the airport in Pula. It is surrounded by high mountains to the north and west (Učka 1396 m, Snježnik 1605 m, Risnjak 1528 m), and on the sea side by islands (Krk, Cres) and is exceptionally protected from winds due to its location. In the winter months, the most common wind is the bora, which blows from the north and brings clear and cold weather. The jugo brings rain and high humidity, and the mistral in the summer months brings freshness from the open sea, relieving the heat and humidity.

Lovran has preserved its historical core of the medieval urban concept. The old town was surrounded by a defensive wall and bastions on whose foundations and walls houses were built over time.

The cortiles of the Old Town are a charm and a special feature of Mediterranean urban architecture.

Behind the stone portal, the facades of neighboring houses can be seen, decorated with steps, porches and skodas, and in the middle of the cortile rises a stone cistern.

Lovran in the 21st century has a rich historical heritage, a centuries-old tourist tradition, preserved nature, a built infrastructure, and all this enables a renewed rise in tourism with sustainable development and respect for all environmental standards.

Good climate, lush Mediterranean vegetation and a favorable geographical position enabled the strong development of tourism at the turn of the 19th and 20th centuries. Since then, Lovran has been, along with Opatija, the most important place on the famous Riviera. Several villas built at that time are included in the world architectural heritage.

The climate is Mediterranean with elements of continental. The average winter air temperature is 7°C, summer 22°C, while the average annual temperature is 13.3°C. Sea temperatures range from a minimum of 9°C in the winter months to a maximum of 26°C in August. Lovran has 2230 sunny days per year and an average rainfall of 1500 liters per m<sup>2</sup>.

These specific microclimatic conditions have enabled all Mediterranean vegetation and plants to flourish. Thus, laurel, palm, magnolia, various types of evergreen shrubs, holm oak, pines and cypresses grow in abundance along the entire coast. Above Lovran, cherries, grapevines and olive trees thrive in terraced gardens, and forests of sweet chestnuts (the famous Lovran chestnuts) grow abundantly on deep, washed-out and acidified soils.

The abundance of vegetation and the high concentration of salt in the sea (37.8 ‰) result in a rich plant and marine aerosol in the air.

All of these elements make Lovran's climate very stimulating and beneficial for health.

## OPATIJA:

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 Mount Učka. 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 real estate that stands out for their specific architecture and villas dating back to the Habsburg period. A wide selection of beaches, crystal clear sea and a variety of tourist



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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.

**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 the design of 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)



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## Common

Finished sq. ft.: 1415 sq m

## Lease terms

Date Available:

## Additional information

Website URL: [http://www.arkadia.com/IOUL-T26457/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/IOUL-T26457/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Contact information

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