



OPATIJA, BREGI - land plot 1166m2 WITH LOCATION PERMIT!! for an exclusive villa with swimming pool and 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 241,519.82

Location

Country:	Croatia
State/Region/Province:	Primorsko-Goranska Županija
City:	Matulji
Posted:	Sep 10, 2026
Description:	
Location:	Primorsko-goranska županija, Matulji, Bregi.

OPATIJA, BREGI - land 1166m2 WITH LOCATION PERMIT! for an exclusive villa with a pool and a panoramic view of the sea

The building plot has an open panoramic view of the sea and a southern orientation.
There is a location permit for the land for a double villa + 2 swimming pools. .

The field is located on a hill.
The configuration of the terrain is slightly sloping/has several falling cascades.
The field is located in a quiet and peaceful position and right next to the road.
All utilities to the field.

Clean and tidy property.
The land is cleared and ready for construction.

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



This property is 1.8 km from the sea as the crow flies, or 5.7 km by car (about 10 minutes).

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

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 with its specific architecture and villas that date back to the Habsburg period. A large 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: 44014

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Common

Finished sq. ft.:

1166 sq m



Lease terms

Date Available:

Additional information

Website URL: http://www.arkadia.com/IOUL-T24308/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM

Contact information

IMLIX ID: 640318

