



## OPATIJA, MATULJI - building plot 2300m2 WITH BUILDING PERMIT!!! and with panoramic sea view



### Emlakçı Bilgisi

İsim:	ArKadia
Şirket Adı:	
Ülke:	United Kingdom
Telefon:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### İlan Detayları

İçin mülk:	Satılık
Fiyat:	USD 698,225.41

### Konum

Ülke:	Croatia
Eyalet/Bölge/ Şehir:	Primorsko-Goranska Zupanija
Şehir/İlçe:	Matulji
Yayınlandı:	17.02.2026
Açıklama:	Location: Primorsko-goranska županija, Matulji, Matulji.

OPATIJA, MATULJI- building plot 2300m2 WITH BUILDING PERMIT!!! and with panoramic sea views

The building plot has a panoramic sea view and southern orientation.

There is a building permit for the plot for a villa / family house of approximately 430m2 (BRP) + auxiliary building + swimming pool of approximately 40m2 - all contributions for utilities, water, electricity, telephone and internet have been paid.

The start of construction has been reported, all preparatory work has been done and the construction of the house can begin immediately!

The plot is located on a hill.

The plot is completely flat in configuration.

The plot is located in a quiet and peaceful position and right next to the asphalt road.

All utilities to the plot.

Clean and tidy property.

The plot is completely cleared and ready for construction.



The future property built on this plot would have a sea view 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.

Excellent infrastructure within a radius of 250 to 750m: exit/entrance to the bypass, bus station, post office, bank, sports center, clinic, pharmacy, restaurant, school, kindergarten, shopping center, gas station...

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

This property is 1250m as the crow flies from the sea, or km by car (approx. min).

#### 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. Opatija real estate offers priceless views 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 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](http://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: 43811

Patrik Hrštić  
Agent s licencom



# IMLIX

**IMLIX Gayrimenkul Pazarı**

<https://www.imlix.com/tr/>

Mob: +385 91 270 3979

Tel: +385 91 480 8808

E-mail: [patrik@dux-nekretnine.hr](mailto:patrik@dux-nekretnine.hr)

[www.dux-opatija.com](http://www.dux-opatija.com)

## Genel Bilgiler

Bitmiş metrekare: 2300 m2

## Lease terms

Date Available:

## Ek Bilgiler

Web Sitesi URL'si: [http://www.arkadia.com/IOUL-T23949/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/IOUL-T23949/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Contact information

IMLIX ID: 637775

