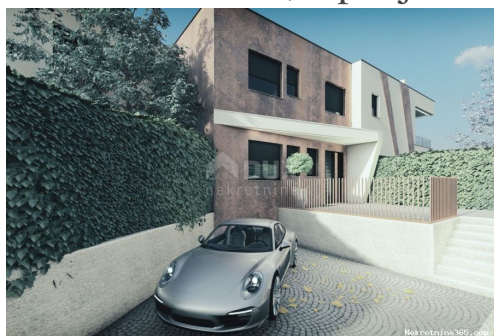


## OPATIJA, POBRI - villa u nizu 218m2 s pogledom na more + uređena okućnica 250m2, Opatija - Okolica, House



### Seller Info

Name: Agencija Dux nekretnine  
E-mail: [info@dux-nekretnine.hr](mailto:info@dux-nekretnine.hr)  
First Name: Agencija  
Last Name: Dux nekretnine  
Company Name: DUX NEKRETNINE d.o.o.  
Service Type: Selling and renting  
Country: Croatia  
Region: Primorsko-goranska županija  
City: Rijeka  
ZIP code: 51000  
Address: Tizianova 8  
Mobile: 385 91 480 8808  
Phone: 385 51 518 174  
About us: Dux nekretnine agency operates with the aim of raising the quality of real estate brokerage to a higher level of professionalism and mutual satisfaction of the parties with which it cooperates. How do we do that? We approach each client humanely and professionally in order to facilitate one of the biggest and most important decisions in life - buying real estate. Our offer includes a wide range of high quality and very attractive properties in the Kvarner, Istria, islands and wider surroundings in order to satisfy the refined tastes of our longtime customers. The buying and selling process takes place at the highest level of quality with our reliability and commitment to each individual client. Our job is not done until we see a smile on the faces of clients. And even then

because we like to stay in touch  
even after the contract is signed  
- because our mission is more  
than just a job.

## Listing details

### Common

Title:	OPATIJA, POBRI - villa u nizu 218m2 s pogledom na more + uređena okućnica 250m2
Property for:	Sale
House type:	in sequence
Property area:	218 m <sup>2</sup>
Lot Size:	250 m <sup>2</sup>
Bedrooms:	5
Bathrooms:	4
Price:	1.00 €
Updated:	Nov 02, 2024

### Condition

Newbuild:	yes
Built:	2023

### Location

Country:	Croatia
State/Region/Province:	Primorsko-goranska županija
City:	Opatija - Okolica
City area:	Pobri
ZIP code:	51410

### Permits

Building permit:	yes
Ownership certificate:	yes

### Additional information

Energy efficiency:	A
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### Heating

Central heating:	yes
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## Parking

Number of parking spaces: 2

## Description

Description:

OPATIJA, POBRI - villa 218m<sup>2</sup> in a row with a view of the sea + landscaped garden 250m<sup>2</sup> In our exclusive offer we have received a wonderful project in the vicinity of Opatija. The project consists of two residential buildings with three villas in a row in each building. The project is currently under construction in a very beautiful and quiet location with a sea view, just 1000 meters as the crow flies from the first beach. Each villa is unique and unique, and differs from others. Completion of construction is expected at the end of 2023 and the beginning of 2024. Below will be the equipment that each villa will have and a short description for each property. - heat pump located on the roof for underfloor heating on all floors - cooling and heating with a multi-split system from Daikin - oak three-layer parquet in the rooms - first-class ceramics in the other rooms - Villeroy&Boch/Grohe sanitary ware and fittings - Alu/PVC carpentry in anthracite color - preparation for solar power plant - massage pool 200x200 - energy class A - sauna in villas with wellness Villa Antonio consists of three floors: In the basement of the villa there is wellness/gym, engine room and bathroom. On the ground floor there is a spacious living room with a kitchen and dining room in an 'open space' concept, a bedroom with its own bathroom and wardrobe, a hallway and a bathroom. Upstairs there are three bedrooms, two of which have their own bathrooms and wardrobes, and the third is a study, and a south-facing terrace with a view of the sea. The villa has two parking spaces and a garden with a swimming pool. Definitely an interesting and special property!!! Recommendation of agents you can contact for more information and floor plans. 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 the Učka mountain. 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 properties that stand out with their specific architecture and villas that date from the Habsburg period. A large selection of beaches, crystal clear sea and various 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 rising, rental occupancy is excellent, which has resulted in a return on investment of 5% to 10% and attracting foreign investors. The Dux real estate agency offers a selection of carefully selected real estate in Opatija and the Opatija Riviera: elite villas, exclusive apartments, perfectly located houses by the sea, as well as apartments and land that can become an excellent investment opportunity. Our offer includes apartments in new buildings with panoramic views, detached houses, villas with swimming pools and beautiful gardens, and building plots with potential. Our experienced agents are focused on providing the entire buying and selling service

in a professional manner with the goal of satisfying current and future clients. Opatija is their absolute recommendation if you appreciate an excellent location and a good investment. Dear clients, the agency commission is charged in accordance with the General Terms and Conditions.

<https://www.dux-nekretnine.hr/opci-uvjeti-poslovanja> ID CODE: 20979

### **Additional contact info**

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