

## OPATIJA, CENTAR- stan 155m2 (67m2) s pogledom na more (terasa 30m2 + garaža + 2x konoba + 1 parking), Opatija, Flat



### Seller Info

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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  
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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, CENTAR- stan 155m2 (67m2) s pogledom na more (terasa 30m2 + garaža + 2x konoba + 1 parking)
Property for:	Sale
Property area:	155 m <sup>2</sup>
Bedrooms:	3
Bathrooms:	1
Price:	490,000.00 €
Updated:	Jun 24, 2024

### Location

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



### Permits

Building permit:	yes
Ownership certificate:	yes

### Heating

Central heating:	yes
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### Parking

Garage:	yes
Number of parking spaces:	2
Covered parking space:	yes

### Description

Description:	OPATIJA, CENTER - apartment 67m2 (155m2) with sea view + terrace 30m2 + garage + 2x tavern 1 parking Ground floor apartment of 67.41m2 is located in an old Opatija villa with 5 separate residential units: The apartment consists of a living room, kitchen, 2 rooms, bathroom and toilet for guests. In nature approx. 155m2 of pure ownership: - apartment 67.41m2 - large terrace 30m2 - 2 taverns each 12m2 (total 24m2) - garage 28m2 - 1 parking space approx. 15m2 A rarity on
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the market, an apartment in the very center with a garage and a parking space in front of the garage . The apartment has a partial view of the sea and a southern orientation, it is located in a quiet and peaceful location. Clean and tidy property. Property from which you can literally walk to the sea and the beach in 5 minutes! This property is 320m from the sea as the crow flies, or 750m by car (approx. 2 min) or 350m on foot (approx. 5min). A UNIQUE PROPERTY DEFINITELY WORTH YOUR ATTENTION IN A GREAT LOCATION!!! 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 the 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. Dear clients, the agency commission is charged in accordance with the General terms and conditions of business: [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 you are interested in and in which you have an interest is possible only and exclusively with the signing of the Real Estate Brokerage Agreement, for the purpose of protecting the owner of the property 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/lessee/lessee is required to fill out and sign the Real Estate Brokerage Agreement, which states the following: - basic information about the potential buyer/lessee/lessee - basic information about the agency - the 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: 21763

## Additional contact info

Reference Number: 492173  
Agency ref id: 21763