

## OPATIJA, SVETA JELENA- kuća 200m2 s pogledom na more + okoliš 1000m2, Mošćenička Draga, House



### Seller Info

Name: Agencija Dux nekretnine  
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First Name: Agencija  
Last Name: Dux nekretnine  
Company Name: DUX NEKRETNINE d.o.o.  
Service Type: Selling and renting  
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Region: Primorsko-goranska županija  
City: Rijeka  
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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, SVETA JELENA- kuća 200m2 s pogledom na more + okoliš 1000m2
Property for:	Sale
House type:	detached
Property area:	200 m <sup>2</sup>
Lot Size:	1000 m <sup>2</sup>
Number of Floors:	2
Bedrooms:	7
Bathrooms:	1
Price:	350,000.00 €
Updated:	Aug 09, 2024

### Location

Country:	Croatia
State/Region/Province:	Primorsko-goranska županija
City:	Mošćenička Draga
City area:	Sveta Jelena
ZIP code:	51417



### Permits

Building permit:	yes
Ownership certificate:	yes

### Parking

Number of parking spaces:	7
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### Description

Description:	OPATIJA, SVETA JELENA - house 200m2 with sea view for + environment 1000m2 House for sale in Sveta Jelena in Mošćenička Draga, in a quiet location with a beautiful view of the sea. The most beautiful Liburnian beaches are only a 5-minute drive away, and there is also a newly opened golf course nearby. The house is accessed by an asphalt road and is connected to the public water supply system. The house is located in a secluded area, next to it is another family house, and according to the spatial plan, it is possible to build only one more house in that area. There is a green belt in front and behind the house, so there is no possibility of obscuring the view of the sea or the forest. The house has three apartments and consists of a ground floor and a first floor, as well as a tavern and a tool
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room/smoking room. The entire first floor extends over the furnished living space, in nature a three-room apartment with a living room, kitchen and bathroom of 83 m<sup>2</sup>, and a balcony of 10 m<sup>2</sup> and a large terrace of 30 m<sup>2</sup>. A total of 123 m<sup>2</sup>. With a light refreshment, the apartment is ready for immediate occupancy. The ground floor is an unfurnished living space of 60 m<sup>2</sup> that can be arranged into two apartments/small apartments or one large apartment. Electricity, water and sewage installations have been prepared for connecting the ground floor. The tavern/storage room is semi-buried with an area of 17 m<sup>2</sup>, and there is a tool room/smokehouse with an area of approx. 5-6 m<sup>2</sup>. Last year, a new septic tank was built, as well as a new drain installation to it. The area of the plot on which the house is located is 1027 m<sup>2</sup>, which is naturally a beautiful green garden with a small orchard and garden. There is also a brick stone fireplace/barbecue on the plot. The large terrace in front of the house as well as the landscaped orchard plateau behind the house are ideal places for hanging out in the fresh air on warm summer evenings. The plot is large enough and has a favorable shape that a swimming pool can be built on it. There is enough space in front of the house to park several vehicles. No one lives in the house at the moment, which means that it can be moved into immediately. This property is 1.25 km from the sea as the crow flies, or 5.9 km by car (about 10 minutes). 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, renters 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 obliged 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: 22819

## Additional contact info

Reference Number: 506423  
Agency ref id: 22819