

## OPATIJA, CENTAR- stan novogradnja 77,09m2 s panoramskim pogledom na more- APARTMAN 4, Opatija, Flat



### 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, CENTAR- stan novogradnja 77,09m2 s panoramskim pogledom na more- APARTMAN 4 |
| Property for:     | Sale   |
| Property area:    | 77 m <sup>2</sup>  |
| Floor:            | 1  |
| Number of Floors: | 3  |
| Bedrooms:         | 3  |
| Bathrooms:        | 1  |
| Price:            | 672,000.00 €   |
| Updated:          | Jul 02, 2024   |

### Condition

|           |     |
|-----------|-----|
| Newbuild: | yes |
|-----------|-----|

### Location

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

### Permits

|                        |     |
|------------------------|-----|
| Building permit:       | yes |
| Ownership certificate: | yes |



### Additional information

|           |     |
|-----------|-----|
| Elevator: | yes |
|-----------|-----|

### Heating

|                  |     |
|------------------|-----|
| Central heating: | yes |
|------------------|-----|

### Parking

|         |     |
|---------|-----|
| Garage: | yes |
|---------|-----|

Number of parking spaces: 2  
Covered parking space: yes

## Description

Description:

OPATIJA, CENTER - newly built apartment 77.09m<sup>2</sup> with a panoramic view of the sea - APARTMENT 4 The apartment consists of: Entrance Kitchen / dining room / living room Bathroom Room 1 Room 2 Covered balcony The apartment is located in a peaceful and quiet location, yet in the immediate vicinity all the necessary contents for a quality life. The apartment is south-oriented with large glass walls in all rooms on the south side, so that from those rooms there is a panoramic view of the entire Kvarner Bay. The apartment consists of a large living room, which is designed as a spacious open space with access to the terrace, kitchen, 2 bedrooms, 1 bathroom and a hallway. The building in which the apartment is located is well built and luxuriously equipped, all installed materials, floor and wall coverings are of the highest standards. - facade stone wool 10 cm thick - underfloor heating - heat pumps - high quality aluminum carpentry. The building in which the apartment is located consists of a total of 9 apartments. The building has an elevator, the apartment has 2 parking spaces in the garage (Parking space 8 - 11.97m<sup>2</sup> and Parking space 9 - 13.10m<sup>2</sup> = total 25.07m<sup>2</sup>). Clean and tidy property. Certainly a beautiful property for a luxurious family life, but also suitable as an investment in the form of elite tourism. This property is 450m away from the sea and the beach as the crow flies, or 1.4km by car (about 3 minutes). 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, 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: 21971

### Additional contact info

Reference Number: 518449

Agency ref id: 21971