

## OPATIJA, CENTAR - 239m2 stan s vlastitim bazenom iznad centra Opatije u ekskluzivnoj novogradnji, garaža, pogled na more, 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 - 239m2 stan s vlastitim bazenom iznad centra Opatije u ekskluzivnoj novogradnji, garaža, pogled na more
Property for:	Sale
Property area:	239 m <sup>2</sup>
Number of Floors:	3
Bedrooms:	4
Bathrooms:	3
Garden area:	95 m <sup>2</sup>
Terrace area:	85 m <sup>2</sup>
Price:	2,200,000.00 €
Updated:	Jul 02, 2024

### Condition

Newbuild:	yes
Built:	2023

### 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
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### Heating

Central heating:	yes
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## Parking

Garage: yes

## Description

Description:

OPATIJA, CENTER - 239m2 apartment with its own pool above the center of Opatija in an exclusive new building, garage, sea view From the Dux offer, we highlight a special new building near the center of Opatija of top quality. This rare and powerful building in the construction phase of 2023-2024 is located only 250 meters as the crow flies from the sea and Lungomare. The building is located in a quiet side street and offers a panoramic view of the sea. With its easy access to the city center, this home offers an excellent balance between elegant suburban living and the rich array of amenities that the city of Opatija has to offer. Exclusive apartment S2 size 239m2 (residential 92m2) (gross 425m2) consists of swimming pool 23m2, 3 wardrobes, 2 corridors, living room + kitchen + dining room 65m2, 3 bathrooms, covered terrace 75m2, green area of 150m2, gym, lawn, WC . From the terrace and generally from every corner of the apartment there is a panoramic view of the sea and the center of Opatija. The project is being built on a plot of 1700m2 and includes a large underground garage from which the apartment has 3 garage spaces and a large storage room. • heating/cooling underfloor heating + heat pump • out-of-series construction class, Italian ceramics, branded sanitary ware • anti-burglary entrance door • Large underground garage with storage • Elevator • Heated private pool • Video surveillance and alarm • Panoramic sea view Future Mediterranean horticulture will delight you , while enjoying the silence of a peaceful environment. Perfect investment or opportunity for people looking for 4 walls on the sea CLOSE TO OPATIJA. Walking to the sea takes 7 minutes, or 500 meters on a slightly downhill path. The great advantage of this location is silence, privacy, a view of the sea, the greenery of Učka and the proximity of Opatija. IN THE VAT SYSTEM - the property is owned by the company - the possibility of submitting a request for a VAT refund The price includes 3 garage parking spaces, internal storage. Move-in will be 12/23  
**UNIQUE OPPORTUNITY FOR NEW BUILDING ON THE OPATIJA RIVIERA!** Dear clients, the agency commission is charged in accordance with the General Business Conditions [www.dux-nekretnine.hr/opci-uvjeti-poslovanja](http://www.dux-nekretnine.hr/opci-uvjeti-poslovanja) ID CODE: 24350

## Additional contact info

Reference Number: 518680

Agency ref id: 24350