

OPATIJA, SV. JELENA - villa 500m2 s panoramskim pogledom na more i bazenom + uređena okućnica 2400m2, Mošćenička Draga, House



Seller Info

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 Company Name: DUX NEKRETNINE d.o.o.
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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, SV. JELENA - villa 500m2 s panoramskim pogledom na more i bazenom + uređena okućnica 2400m2
Property for:	Sale
House type:	detached
Property area:	500 m ²
Lot Size:	2400 m ²
Number of Floors:	3
Bedrooms:	14
Bathrooms:	7
Price:	1.00 €
Updated:	Aug 15, 2024

Condition

Newbuild:	yes
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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



Heating

Central heating:	yes
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Parking

Number of parking spaces:	7
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Description

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OPATHIA, ST. JELENA - villa 500m2 with a panoramic view of the sea and a swimming pool + landscaped garden 2400m2 Beautiful unique modern villa with an enchanting panoramic view of the sea In our offer we sell this unique villa, completely designer furnished down to the last detail. The villa itself is located on the sea side of the road that connects Brseč and Mošćenička Draga. It was designed by a well-known Croatian team of architects and decorated and furnished by a well-known Istrian designer in modern architecture with local Istrian elements. It consists of an entrance gallery, a library, a kitchen with a dining room and a large living room, all in one open space with a view of the gallery and a guest toilet, while on the first floor there are five bedrooms with their own bathrooms en suite. Each room has its own terrace with a view of the sea and a fitness room. Heating and cooling is regulated by low-energy floor heating and cooling via a heat pump and solar panels. In the beautifully landscaped garden, there is a 40m2 swimming pool with automatic pool technology, surrounded by terraces, a gazebo and a barbecue area for summer gatherings. The villa is designed so that it can be easily separated into two independent residential units with minimal modification. The villa was completed in 2023 on a plot of 2359 m2. Beautiful location with a beautiful view of the sea and the surrounding islands. The project was created by a renowned Croatian team of architects and is made of quality materials. The idea of the architects was to combine a modern house with local Istrian elements and the realization succeeded. Basic information: - House: 500 m/2 - Swimming pool: 40 m/2 - Technical room of the pool: 20 m/2 - Wine cellar- tavern/ gym- wellness: 100 m/2 - Yard: 2358 m/2 - Additional reservoir for water: 60 m / 3 The house consists of: - 5 bedrooms with en-suite bathrooms and private terrace or balcony - All rooms have a view of the sea - Gallery / kitchen / living room / dining room are connected in one room (open concept) - Gallery/library - Guest toilet - Fitness room with equipment - wellness - 3 storage rooms - Kitchen includes: food center, wine fridge, induction cooker, XXL dishwasher, steam cooker, oven, microwave Technical information: - Heating/cooling with a heat pump and solar panels - Automatic pool technician - Video surveillance - Electricity / Water / Internet connection - Energy certificate: A Certainly a beautiful property for a luxurious family life, but also suitable as an investment in the form of elite tourism. A UNIQUE PROPERTY DEFINITELY WORTH YOUR ATTENTION IN A GREAT LOCATION!!! This property is 750m from the sea as the crow flies, or 5.2km by car (about 7 minutes). MOŠĆENICE: Mošćenice – a medieval fortified Istrian town 14 km from the famous summer resort of Opatija, on top of the small fishing village of Mošćenička Draga (2.5 km away) in the municipality of the same name. It is located on a 173 m high hill on the eastern slopes of the Učka mountain with a beautiful view of Kvarner and the islands of Krk and Cres. The entrance to the city is accessible only from one side, at the place where the city gate is located, while on the other sides the town is surrounded by a slope that slopes all the way to the sea. They are connected by a staircase to the spacious beach on Sv. Ivan in Mošćenička Draga. MOŠĆENIČKA DRAGA: Mošćenička Draga is a small

fishing village in Istria that is located below the hill on which the medieval town of Mošćenice is located, after which the place got its name from the contact of the draga with the sea. The municipality of Mošćenička Draga stretches from Medveja (Cesra Bay) to Zagor (Stepča, on an area of 16 km. It has 7 pebble beaches and countless forest and mountain roads. The region is extremely hilly and covers 63 square kilometers. With its territory, it cuts thickly into the Učka Nature Park. The location is very interesting for the reason that, in addition to the classic (Istrian) type of tourism, there is also the possibility of rural (agro) tourism that would be developed right on the slopes of Učka. Today's economy of Mošćenička Draga is based mainly on tourism, catering and to a lesser extent on fishing. OPATIJA: Opatija, a beautiful coastal city 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 to 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 back to 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 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: 23307

Additional contact info

Reference Number: 529200
Agency ref id: 23307