

OPATIJA, CENTAR- luksuzna zgrada 2200m2 s pogledom na more s 15 stanova i podzemnom garažom, Opatija, House



Seller Info

Name: Agencija Dux nekretnine
E-mail: 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- luksuzna zgrada 2200m2 s pogledom na more s 15 stanova i podzemnom garažom
Property for:	Sale
House type:	detached
Property area:	2200 m ²
Lot Size:	500 m ²
Number of Floors:	4
Bedrooms:	30
Bathrooms:	30
Price:	11,000,000.00 €
Updated:	Oct 05, 2024

Condition

Newbuild:	yes
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Location

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

Permits

Building permit:	yes
Location permit:	yes
Ownership certificate:	yes

Additional information

Energy efficiency:	A+
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Heating

Central heating:	yes
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Parking

Garage:	yes
Number of parking spaces:	7
Covered parking space:	yes

Description

Description:

OPATIJA, CENTER - luxury building of 2,200 m2 with sea view with 15 apartments and an underground garage - real estate for serious investors - a rarity on the market The building of 2,200 m2 consists of: - 5 apartments that are 3B+DB - 9 apartments that are 2B+ DB - 1 apartment that is 1F+DB Underground garage: - 30 parking spaces - 2 for each apartment - 15 storage rooms - 1 for each apartment Apartments on the ground floor have private gardens, apartments on the top have beautiful roof terraces with a panoramic view of the sea . The building has an elevator. The building is quality built and luxuriously equipped, all installed materials, floor and wall coverings are of the highest standards. - the highest quality facade according to the highest ecological standards (energy certificate A+) - underfloor heating - heat pumps - top quality aluminum carpentry. - modern security system - the fastest optical internet - superb heat and sound insulation Definitely a suitable property as an investment in the form of elite tourism. 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 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: 21769

Additional contact info

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Agency ref id: 21769
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