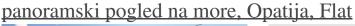


# OPATIJA, CENTAR - 134m2 prestižni objekt u vrhunskoj novogradnji,





Seller Info

Name: Agencija Dux nekretnine E-mail: info@dux-nekretnine.hr

First Name: Agencija

Last Name: Dux nekretnine

Company DUX NEKRETNINE d.o.o.

Name:

Service Type: Selling and renting

Country: Croatia

Region: Primorsko-goranska županija

City: Rijeka ZIP code: 51000

Address: Tizianova 8 385 91 480 8808 Mobile: 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 - 134m2 prestižni objekt u vrhunskoj novogradnji,

panoramski pogled na more

Property for: Sale Property area: 134 m<sup>2</sup>

Floor: 2 Number of Floors: 3 Bedrooms: 4 2 Bathrooms: Terrace area: 23 m<sup>2</sup> Price: 1.00 € Updated: Jul 10, 2024

#### Condition

Newbuild: yes Built: 2023

### Location

Country: Croatia

State/Region/Province: Primorsko-goranska županija

City: Opatija

City area:

## **Permits**

Building permit: yes Ownership certificate: yes

## Additional information

Elevator: yes Energy efficiency: A+



# Heating

Central heating: yes



# **Parking**

Garage: yes Number of parking 2

spaces:

Covered parking space: yes

# Description

Description:

OPATIJA, CENTER - 134m2 prestigious building in a superb new building, panoramic sea view Exclusive new building in the immediate vicinity of the center of Opatija, located in a quality street only 250 meters from the sea. Thanks to its position, this street maintains privacy and peace with a panoramic view of the sea. It is a building of special quality that differs in the way and type of construction in the Riviera. The materials used for the interior of the building are important to highlight in the description, with the addition that the building will be a complete smart home. Apartment S2 on the first floor of this unique new building has a gross size of 176.43m2. The net living size of the apartment is 134m2, and the layout is as follows: The apartment consists of an entrance, a bathroom and a storage room, a large open space living room with a kitchen and dining room (57m2), 3 bedrooms, one of which includes a bathroom. The garage within the property guarantees security and privacy with the associated two parking spaces, and offers the privilege of an elevator that leads directly to the accommodation. This property has the following unique features: - direct elevator from the garage video surveillance and alarm - DAIKIN heat pump - integrated, separate DAIKIN cooling in all rooms - underfloor heating throughout the building - top-class ALICE sanitary ware - KOLNOA quality security doors provide superior thermal and sound insulation insulation - all internal doors of the renowned brand FILOMURO - top quality multi-layered oak parquet in the bedrooms (Chevron style) - interior and exterior ceramic tiles of the recognizable brand FLORIM This building is located in a private, high-quality street only 250m as the crow flies to the sea. The sea is 5 minutes away on foot, while a car ride to Opatija, the center, takes only 2 minutes. This luxury facility in an enviable location is characterized by top-quality materials and exclusive accompanying facilities. As such, it provides a perfect combination of modern style, elegance and functionality of modern home technology, and is read as a fantastic opportunity for investment in fairytale Opatija. Dear clients, the agency commission is charged in accordance with the General Business Conditions

## www.dux-nekretnine.hr/opci-uvjeti-poslovanja ID CODE: 26654

## Additional contact info

Reference Number: 557285 Agency ref id: 26654