

## OPATIJA, MOŠĆENIČKA DRAGA – dvije nove vile s bazenom, 410m2 + 225m2 s vrtom, namještajem i wellnesom, Mošćenička Draga, House



### Seller Info

Name: Agencija Dux nekretnine  
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First Name: Agencija  
Last Name: Dux nekretnine  
Company Name: DUX NEKRETNINE d.o.o.  
Service Type: Selling and renting  
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Region: Primorsko-goranska županija  
City: Rijeka  
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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, MOŠĆENIČKA DRAGA – dvije nove vile s bazenom, 410m2 + 225m2 s vrtom, namještajem i wellnessom
Property for:	Sale
House type:	detached
Property area:	635 m <sup>2</sup>
Lot Size:	1685 m <sup>2</sup>
Number of Floors:	1
Bedrooms:	13
Bathrooms:	9
Price:	1.00 €
Updated:	Nov 19, 2024

### Condition

Newbuild:	yes
Built:	2022

### Location

Country:	Croatia
State/Region/Province:	Primorsko-goranska županija
City:	Mošćenička Draga
City area:	Mošćenička Draga
ZIP code:	51417

### 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

Number of parking spaces: 6

## Description

Description:

OPATIJA, MOŠĆENIČKA DRAGA - two new villas with swimming pool, 410m<sup>2</sup> + 225m<sup>2</sup> with garden, furniture and wellness In the immediate vicinity of the sea, surrounded by greenery, there are two private villas of unique character on the Opatija Riviera. These modern examples of construction were built on a total land size of 1685m<sup>2</sup> with a view of the sea. The first villa is located on a 1230m<sup>2</sup> garden, while the living space is 410m<sup>2</sup>, and the interior is equipped with custom-made designer furniture, this year. The house has the following layout: **GROUND FLOOR:** hallway, bedroom with en-suite bathroom, toilet, and large open space living room with kitchen and dining room and access to the terrace and heated pool **FIRST FLOOR:** three bedrooms with en-suite bathrooms, large balcony south orientation communicating from one bedroom **BASEMENT:** two bedrooms with en-suite bathrooms, office, wellness area with jacuzzi, sauna, exit to the garden. The open space living room concept is an important part of this beautiful house. From all the southern windows and glass walls, there is a view of the sea and the greenery of Kvarner. The 34m<sup>2</sup> pool has a heating system via a heat pump, modern LED lighting and a counter-floating pump. The house generally has an alarm system, video surveillance, garden, paved parking space for 4 vehicles. The second villa, built in a contemporary construction style, offers 225m<sup>2</sup> of living space, while the land area is 455m<sup>2</sup>, which is quite enough for a tidy oasis of peace. Built in 2022, it is located 500 meters from the famous Mošćenička Draga beach. The property consists of 3 bedrooms with en-suite bathrooms, a large open space living room that leads directly to the private pool and its own WELLNESS area with a jacuzzi and sauna. Green surroundings, close proximity to the beach, sea view, garden are the advantages that make this house stand out on the market. The house is furnished with custom-made designer furniture, and the emphasis is on open space and glass walls oriented towards the sea. Facade insulation 10 cm, high-quality parquet, luxury curtains, maintained garden with exotic plants, piece of garden, private fenced parking, alarm system, video surveillance, heated swimming pool of 30 m<sup>2</sup>. The house is a perfect opportunity, especially as an investment for companies or individuals for the purpose of tourist rental. Both villas are arranged according to the 5-star categorization standard, and with their mediation, consultation regarding further

renting in the future is possible (care of the entire building, property management, property rental). A rarity on the market, - an excellent investment that can be rented carefree through a property manager. Dear clients, the agency commission is charged in accordance with the General Terms and Conditions:  
[www.dux-nekretnine.hr/opci-uvje](http://www.dux-nekretnine.hr/opci-uvje) ID CODE: 26840

### **Additional contact info**

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