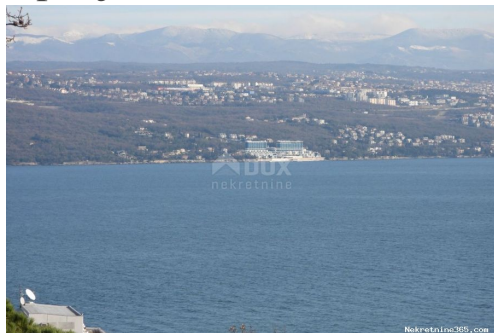


OPATIJA- stan 102m2 DB+3S s panoramskim pogledom na more + okućnica, Opatija, Flat



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- stan 102m2 DB+3S s panoramskim pogledom na more + okućnica
Property for:	Sale
Property area:	102 m ²
Floor:	2
Number of Floors:	2
Bedrooms:	4
Bathrooms:	2
Price:	450,000.00 €
Updated:	Aug 22, 2024

Location

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

Permits

Building permit:	yes
Ownership certificate:	yes

Heating

Central heating:	yes
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Parking

Number of parking spaces:	1
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Description

Description:	OPATIJA- apartment 102m2 DB+3S with a panoramic view of the sea + garden The apartment is south-oriented with a beautiful view that is literally panoramic of the entire Kvarner Bay and all the islands!! The apartment is located on the 2nd floor of the building and consists of 3 bedrooms, living room, kitchen, dining room, utility room, 2 bathrooms, 2 corridors, loggia, total area 102m2. The apartment has air conditioning, but also central floor heating with a high-quality pellet stove located in the living room, which has extremely low consumption. The
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building in which the apartment is located has a total of only 3 residential units. The building has full video surveillance around the building itself. The apartment has one parking space, and 1/3 of the garden around the building belongs to it. The yard that the owner is currently using is located at the level of the apartment itself. Currently, the owners grow a couple of fruit trees. The building needs a small investment, especially in the facade of the building, which can be financed from the reserve paid by all apartment owners (3 owners in total). The yard around the building has been landscaped and constantly maintained for many years. Excellent infrastructure within a radius of 250 to 750 m: bus station, post office, bank, sports center, clinic, pharmacy, restaurant, school, kindergarten, shopping center, gas station... Certainly a nice property for family life, but also suitable as investment in the form of tourism. Property from which you can literally walk to the sea and the beach in 5 minutes! Clean and tidy property. This property is 75 meters from the sea as the crow flies, or 5 minutes on foot. **REAL ESTATE AT A GREAT PRICE!!! PROPERTY IN A GREAT AND UNIQUE LOCATION WITH GREAT POTENTIAL!!!** 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, tenants 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: 26685

Additional contact info

Reference Number: 559059
Agency ref id: 26685