

## OPATIJA, CENTAR – veliki dvoetažni stan 122m2 s panoramskim pogledom na more, dvije garaže, blizina centra, Opatija, Flat



### 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  
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 – veliki dvoetažni stan 122m2 s panoramskim pogledom na more, dvije garaže, blizina centra |
| Property for:     | Sale   |
| Property area:    | 122 m <sup>2</sup>   |
| Floor:            | 2  |
| Number of Floors: | 3  |
| Bedrooms:         | 4  |
| Bathrooms:        | 2  |
| Price:            | 530,000.00 €   |
| Updated:          | Jul 11, 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 |
|------------------|-----|

### Parking

|                           |   |
|---------------------------|---|
| Number of parking spaces: | 3 |
|---------------------------|---|

### Description

|              |  |
|--------------|--|
| Description: | OPATIJA, CENTER - large two-story apartment 122m2 with a panoramic view of the sea, two garages, close to the center Located right above the center of Opatija, this imposing two-story apartment offers superb comfort and an incredible view of the Adriatic Sea. The apartment is located on the 2nd floor of a residential building with a total of seven apartments, and offers 122.32m2, which combines modernity and functionality. The entrance to the apartment leads to the living area, including |
|--------------|--|

the kitchen, living room and dining room, with access to a spacious terrace. The bathroom with high-quality sanitary ceramics and elegant bathroom furniture further emphasizes the carefully planned space. The sleeping part of the apartment includes three spacious rooms, including a master room with a private bathroom and terrace, a bedroom with a large bed and a children's room with two separate beds. The master bathroom features luxurious amenities, including a Jacuzzi hydromassage shower, whirlpool tub, and large bathroom furniture. The apartment also has a study or utility room that provides additional flexibility. The apartment has two storage rooms, a boiler room and a garage of 27m<sup>2</sup>, enough for two vehicles, while the outdoor parking space makes life in an urban environment even easier. The heating is provided by a central system with its own oil-fired boiler, and two air conditioners ensure comfort throughout the year. with the possibility of heating and cooling. The building also offers a common area for barbecuing, surrounded by beautiful exotic plants, which creates an idyllic setting for living on the coast of the Adriatic Sea. This property perfectly combines luxury, comfort and a unique location, making it an ideal home for those looking for a superior standard of living. The very location of the apartment additionally makes this property exceptional. Located in a dead-end and quiet street in an elevated position, the apartment is only a 5-minute walk downhill to the sea and the center of Opatija, and from every window and balcony there is a spectacular panoramic view of the sea. Dear clients, the agency commission is charged in accordance with the General Business Conditions

[www.dux-nekretnine.hr/opci-uvjeti-poslovanja](http://www.dux-nekretnine.hr/opci-uvjeti-poslovanja) ID CODE: 27238

## Additional contact info

Reference Number: 564482  
Agency ref id: 27238