

## OPATIJA - Dvojna vila s panoramskim pogledom na more, Opatija - Okolica, House



### Seller Info

Name: Agencija Dux nekretnine  
E-mail: [info@dux-nekretnine.hr](mailto: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 - Dvojna vila s panoramskim pogledom na more
Property for:	Sale
House type:	semi-detached
Property area:	269 m <sup>2</sup>
Lot Size:	550 m <sup>2</sup>
Bedrooms:	5
Bathrooms:	3
Price:	990,000.00 €
Updated:	Jun 04, 2024

### Condition

Newbuild:	yes
Built:	2022

### Location

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

### Permits

Building permit:	yes
Ownership certificate:	yes

### Additional information

Energy efficiency:	In preparation
--------------------	----------------



### Parking

Garage:	yes
Number of parking spaces:	4

## Description

### Description:

OPATIJA - Semi-detached villa with panoramic sea views Known by various names such as; The Old Lady, the Pearl of the Adriatic or the Queen of Tourism, Opatija is an elegant coastal destination whose tourist tradition dates back to 1844. Stop for a moment, close your eyes and you will surely feel the rich culture of this area, but also hear the footsteps of the past... Opatija is surrounded by many towns and villages, which are connected from Volosko to Lovran by the coastal promenade Lungomare. You can spend your free time at one of the many cultural events. In the summer months, Opatija becomes a mecca of culture and art and offers multimedia, film, literary, concert and theater events that turn Opatija into a stage without borders between artists and audiences. Indulge in the charms of the sea and enjoy a place that offers daytime entertainment in bars, karaoke and top gastronomic delicacies, and in the evening the city wakes up and you can enjoy the rich nightlife for everyone's taste. Dux Real Estate Agency offers this new semi-detached villa in the vicinity of magical Opatija with a breathtaking view. With one of the most beautiful views of the Kvarner Bay, located in the bay, protected from the bora, well built and equipped in an excellent location, this house offers an unforgettable stay. Its living area of 269 m<sup>2</sup> extends over three floors - basement, ground floor and first floor. The ground floor of 69 m<sup>2</sup> has a spacious living room with large glass walls, kitchen with dining area, bedroom with en suite bathroom and additional toilet. On the first floor of 109 m<sup>2</sup> there is an additional living room with balcony where you can enjoy the beautiful sea view and two bedrooms with private bathrooms. In the basement of this beautiful villa is a room reserved for fitness (71m<sup>2</sup>), boiler room (10m<sup>2</sup>), pool engine room (10m<sup>2</sup>) storage room and a garage for two cars. The house is equipped with air conditioning, heating and cooling system and underfloor heating - heat pumps. Only high-quality materials were used in the decoration, so the villa gets the status of a luxury property. The yard of this villa is 340 m<sup>2</sup> when excluding the area occupied by the house, and the total plot area is 550 m<sup>2</sup>. In the yard there is a garden, swimming pool (70 m<sup>2</sup>) with a beach and two outdoor parking spaces. The air distance from the sea is only 1,500 meters, and the road to the first beach about 3 km. The planned completion of the furnishing of the villa is planned for the end of April 2022, and the price is expressed for the completed villa. The buyer does not pay real estate transfer tax because the price includes VAT. An ideal house for those who want to rent, but also as an opportunity for a luxurious family home. Dear clients, agency commission is charged in accordance with the General Terms and Conditions: <http://www.dux-nekretnine.hr/opci-uvjeti-poslovanja> ID CODE: 19872

## Additional contact info

Reference Number: 575554  
Agency ref id: 19872