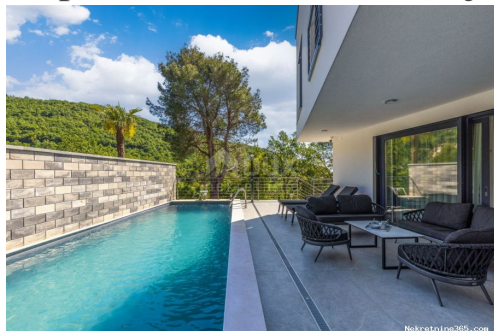


## OPATIJA, MOŠĆENIČKA DRAGA - moderna dvojna vila s bazenom 500m od plaže, savršena investicija, Mošćenička Draga, House



### 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, MOŠĆENIČKA DRAGA - moderna dvojna vila s bazenom 500m od plaže, savršena investicija
Property for:	Sale
House type:	semi-detached
Property area:	225 m <sup>2</sup>
Lot Size:	455 m <sup>2</sup>
Number of Floors:	1
Bedrooms:	5
Bathrooms:	3
Price:	1.00 €
Updated:	Oct 18, 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: 2

## Description

Description:

OPATIJA, MOŠĆENIČKA DRAGA - modern semi-detached villa with swimming pool 500m from the beach, perfect investment Modern semi-detached villa built in 2022, located 500 meters from the famous Mošćenička Draga beach. With a modern style of construction, it provides 225m<sup>2</sup> of storage space, while the land area is 455m<sup>2</sup>, which is quite enough for a tidy oasis of peace. 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 decorated 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, private fenced parking, alarm system, video surveillance, heated 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. The villa is arranged according to the 5-star categorization standard, and with the mediation of this house, consultation regarding further renting in the future is possible (care of the entire building, property management, property rental). This property is owned by the company, and the price is €950,000 + VAT if you are buying as a legal entity (with the possibility of submitting a request for a VAT refund). If the house is bought as a natural person, the price with VAT is €1,187,500. 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 Business Conditions: [www.dux-nekretnine.hr/opci-uvjeti-poslovanja](http://www.dux-nekretnine.hr/opci-uvjeti-poslovanja) ID CODE: 17358

## Additional contact info

Reference Number: 576268  
Agency ref id: 17358  
Contact phone: +385 91 189 8332