

## OPATIJA, POBRI- dvojna kuća s bazenom, okućnicom i pogledom na more iznad Opatije, Opatija - Okolica, 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  
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, POBRI- dvojna kuća s bazenom, okućnicom i pogledom na more iznad Opatije
Property for:	Sale
House type:	in sequence
Property area:	212 m <sup>2</sup>
Lot Size:	841 m <sup>2</sup>
Number of Floors:	2
Bedrooms:	5
Bathrooms:	4
Price:	510,000.00 €
Updated:	Sep 02, 2024

### Condition

Built: 2017

### Location

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

### Permits

Building permit:	yes
Location permit:	yes
Ownership certificate:	yes

### Additional information

Energy efficiency: A+

### Heating

Central heating: yes



## Parking

Number of parking spaces: 3

## Description

Description:

OPATIJA, POBRI - semi-detached house with pool, garden and sea view above Opatija From the Dux offer, we highlight a beautiful semi-detached house not far from the center of Opatija. It is a newer building built in 2017. The complex consists of 3 houses, two of which are for sale (middle and right). Each house consists of: **GROUND FLOOR:** Open space living room with separate kitchen and dining area, exit to the outdoor terrace or private paved garden with pool and sea view. **FIRST FLOOR:** 3 bedrooms with 3 bathrooms with walk-in showers. **SECOND FLOOR:** Master bedroom with bathroom and private roof terrace with panoramic sea view. Really high-quality materials and devices from well-known brands were used in the construction. The modern interior is completed with carefully selected details. The entire surface of the house, meaning all 3 floors, are covered with underfloor heating. The house has insulation and a heat pump. It is important to select an additional heat pump that is intended exclusively for the pool! High-quality carpentry, roof insulation, preparation for solar, private parking, reflective foil on the windows, foil in the pool, heated pool are just some of the advantages! This private row of houses is located at the end of a side street, and silence and privacy are completely guaranteed. An ideal house for investment or for those who want their second home by the sea! Both houses are in a well-established tourist function with excellent profitability. This property is 1 km from the sea as the crow flies, or 3 km by car (about 5 minutes). A **UNIQUE PROPERTY DEFINITELY WORTH YOUR ATTENTION!!!** 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 Business Conditions:

[www.dux-nekretnine.hr/opci-uvjeti-poslovanja](http://www.dux-nekretnine.hr/opci-uvjeti-poslovanja) ID CODE: 16467

## Additional contact info

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