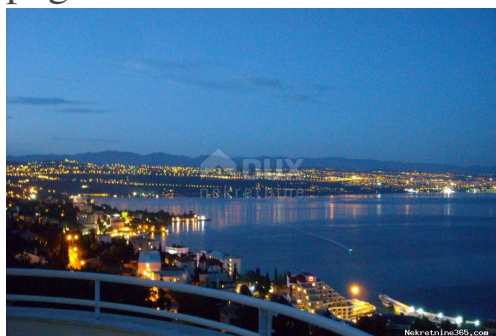


## OPATIJA, CENTAR - dvoetažni stan 200m2 na 2.katu 3S+DB s panoramskim pogledom na more + okoliš 100m2, Opatija, Flat



### 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, CENTAR - dvoetažni stan 200m2 na 2.katu 3S+DB s panoramskim pogledom na more + okoliš 100m2
Property for:	Sale
Property area:	200 m <sup>2</sup>
Number of Floors:	3
Bedrooms:	4
Bathrooms:	2
Price:	700,000.00 €
Updated:	Jun 13, 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

Garage:	yes
Number of parking spaces:	2

### Description

Description:	OPATIJA, CENTER - duplex apartment 200m2 on the 2nd floor 3 bedrooms + bathroom with panoramic sea view + environment 100m2 On the 2nd floor is a two-story apartment 3S+DB, so on the first floor there is one bedroom with a balcony, a large living room with an exit to a large terrace, a kitchen with an exit to the balcony, a large bathroom. On the second floor there are two bedrooms, a bathroom and a living room. There are also 2 apartments in the villa, one of
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approx. 150m<sup>2</sup> and one of approx. 200m<sup>2</sup>. On the 1st floor, there is a turnkey 2S+DB apartment, but it is not furnished. The basement is Roh-bau, 1 bedroom + bathroom is planned and the boiler room with fuel oil is in the tavern next to the apartment itself. A 2S+DB is planned on the ground floor, but still in a high Rohbau design. The house began to be built in the 80s and has not yet been completely completed. The entire house has wooden carpentry and is nicely decorated. There is a possibility of installing a swimming pool in the place of existing garages (see visualizations). The view is also phenomenal from the parking lot. **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 Business Conditions: [www.dux-nekretnine.hr/opci-uvjeti-poslovanja](http://www.dux-nekretnine.hr/opci-uvjeti-poslovanja) ID CODE: 12607

### Additional contact info

Reference Number: 577424  
Agency ref id: 12607