

## OPATIJA, VEPRINAC - vila 1000m2 s pogledom na more, 6 apartmana i bazenom + okoliš 1000m2, 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, VEPRINAC - vila 1000m2 s pogledom na more, 6 apartmana i bazenom + okoliš 1000m2
Property for:	Sale
House type:	detached
Property area:	1000 m <sup>2</sup>
Lot Size:	1000 m <sup>2</sup>
Number of Floors:	3
Bedrooms:	32
Bathrooms:	8
Price:	1,660,000.00 €
Updated:	Jul 27, 2024

### Condition

Built: 2012

### 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



### Heating

Central heating: yes

### Parking

Garage:	yes
Number of parking spaces:	7

Covered parking space: yes

## Description

Description:

OPATIJA, VEPRINAC - villa 1000m<sup>2</sup> with sea view with 6 apartments and pool + environment 1000m<sup>2</sup> The house is south oriented with a beautiful panoramic view of the entire Kvarner Bay and islands! The villa consists of 2 parts. The first part where there are 4 apartments and a garage space and the part where there are 2 large apartments with a pool. In the first part are 2 larger apartments of approximately 100m<sup>2</sup> (living room, kitchen, dining room, 2 bedrooms, tank and bathroom) and 2 smaller apartments of 50 m<sup>2</sup> (living room, kitchen, 1 bedroom, wardrobe and bathroom). The garage on the ground floor is spacious, has space for at least 4 cars and several motorcycles and with a ceiling height above 3.5m<sup>2</sup>. The garage has a toilet and several rooms that can serve as storage for various things. In the second part of the villa there are 2 larger apartments and laundry rooms on the ground floor, total area of 100m<sup>2</sup> which can also be converted into 1 larger or 2 smaller apartments or which can be used for gym, sauna, children's playroom and the like. Large apartment on the 1st floor consists of living room, dining room, kitchen, 2 storage rooms, 4 bedrooms and a bathroom. The apartment on the 2nd floor consists of a living room, dining room, kitchen, storage room, 2 bedrooms and a bathroom. Both apartments in this part have large covered terraces with beautiful sea and pool views. GARDEN: The garden is arranged and constantly maintained for many years. It contains a fireplace and an underground cistern called rainwater collection tanks with a volume of 30m<sup>3</sup>. In the garden there is a swimming pool with a beautiful view of the sea, the Kvarner Bay and the islands. Currently, the owners also have a garden where they grow a few types of vegetables, and several fruit trees grow in the yard. In front of the villa there are 6 marked parking spaces. Clean and tidy property. Profitable throughout the summer season. Certainly a beautiful property for a luxurious family life, but also suitable as an investment in the form of tourism. **UNIQUE PROPERTY DEFINITELY WORTH ATTENTION IN A GREAT LOCATION !!!** OPATIJA: Opatija, a beautiful coastal town located on the Adriatic Sea is a famous tourist destination for tourists from around the world. The town is surrounded by beautiful nature, at the foot of Mount Učka. The real estate in Opatija offers an invaluable 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 properties that stand out with their specific architecture and villas dating from the Habsburg period. A large selection of beaches, crystal clear sea and a variety of 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 caused a return on investment of 5% to 10% and attracting foreign investors. Dear clients, the agency commission is charged in accordance with the General Terms and Conditions  
[www.dux-nekretnine.hr/opci-uvjeti-poslovanja](http://www.dux-nekretnine.hr/opci-uvjeti-poslovanja) ID CODE: 10752

## Additional contact info

Reference Number: 577686

Agency ref id: 10752