

## OPATIJA - Prekrasna kuća s 2 stana 126m2 + okoliš 150m2, Opatija, House



### Seller Info

Name: Agencija Dux nekretnine  
E-mail: 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 - Prekrasna kuća s 2 stana 126m2 + okoliš 150m2
Property for:	Sale
House type:	detached
Property area:	126 m <sup>2</sup>
Lot Size:	200 m <sup>2</sup>
Number of Floors:	3
Bedrooms:	10
Bathrooms:	2
Price:	550,000.00 €
Updated:	Sep 13, 2024

### Condition

Newbuild:	yes
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### Location

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

### Permits

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



### Parking

Number of parking spaces:	3
Covered parking space:	yes

### Description

Description:	OPATIJA - beautiful house with 2 apartments 126m2 + environment 150m2 The house is located 380m as the crow flies from the sea, and consists of 2 apartments: - one-storey apartment on the ground floor consisting of kitchen, living room with
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access to the garden, 1 bedroom, small hallway and bathroom with shower - duplex apartment on the first floor with terrace consisting of living room, kitchen, 1 bedroom and bathroom on the first floor and 2 bedrooms on the second floor. All floors are connected by an internal staircase. The house is south oriented but has no sea view, just a little from the middle and top floors. The villa is well built and luxuriously equipped, all built-in materials, floor and wall coverings are of the highest standards - - top aluminum joinery. Sold fully furnished with first class furniture and appliances. Access is provided from the main road and it is in the immediate vicinity (within walking distance) of primary schools, kindergartens, markets and other facilities necessary for everyday life. Certainly a beautiful property for family life, but also suitable as an investment in the form of tourism. **UNIQUE PROPERTY DEFINITELY WORTH ATTENTION !!! 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 with a rich 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 key factors due to which Opatija is 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: 8870

### Additional contact info

Reference Number: 577856  
Agency ref id: 8870