

## OPATIJA, CENTAR – gradska vila s hotelskim sadržajem, concierge, recepcija, wellness, garaža, jedinstvena nekretnina, Opatija, House



### Seller Info

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First Name: Agencija  
Last Name: Dux nekretnine  
Company Name: DUX NEKRETNINE d.o.o.  
Service Type: Selling and renting  
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Region: Primorsko-goranska županija  
City: Rijeka  
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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 – gradska vila s hotelskim sadržajem, concierge, recepcija, wellness, garaža, jedinstvena nekretnina
Property for:	Sale
House type:	detached
Property area:	242 m <sup>2</sup>
Number of Floors:	2
Bedrooms:	4
Bathrooms:	6
Price:	1,850,000.00 €
Updated:	Jul 31, 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



### Heating

Central heating:	yes
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### Parking

Garage:	yes
Number of parking spaces:	3
Covered parking space:	yes

## Description

Description:

OPATIJA, CENTER - city villa with hotel facilities, concierge, reception, wellness, garage, unique property Unique spacious three-room villa of 242m2 with swimming pool, sea view and 3 parking spaces for sale. This beautiful villa stands out for its hotel facilities, such as concierge service, reception and wellness. The villa is part of the well-known and above all different 40 BOX project in the center of Opatija, and consists of two floors with an excellent layout. On the first floor there is a large space with a kitchen, dining room and living room, from which there is an exit to a large private terrace with a 12 m swimming pool and a garden. The outdoor area is therefore ideal for gatherings and parties with a unique view of the center of Opatija, which is only a few minutes' walk from the villa. A staircase leading to the upper floor leads to a large hallway that connects three bedrooms with bathrooms that offer a view of the sea. On the first floor there is also a covered terrace ideal for enjoying morning coffee with a beautiful view of the sea. With the ownership of the villa comes 3 parking spaces in the garage, and another additional convenience is the elevator that provides additional access to the space. The villa has underfloor heating throughout the entire space with very good insulation that ensures a comfortable temperature at any time of the year. The villa will have a beautifully designed garden with exotic greenery, thus ensuring privacy and comfort. It is located in the center of Opatija, close to all important amenities and just a few minutes from the beach. This luxury villa is a special occasion offering spaciousness, a great location and sea views, with three bedrooms and an impressive outdoor space for all-day socializing. It is being sold in the turnkey phase, i.e. it comes with all installations, carpentry made of the most modern materials, and the owner can arrange the space according to his taste. The planned completion of construction is May 2024. 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: 28571

## Additional contact info

Reference Number: 579205  
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