

## OPATIJA, CENTAR – luksuzna etaža od 300m2 u novogradnji s garažom, panoramski pogled na more, 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 – luksuzna etaža od 300m2 u novogradnji s garažom, panoramski pogled na more
Property for:	Sale
Property area:	294 m <sup>2</sup>
Bedrooms:	5
Bathrooms:	3
Terrace area:	80 m <sup>2</sup>
Price:	1.00 €
Updated:	Aug 01, 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
Ownership certificate:	yes



### Heating

Central heating:	yes
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### Parking

Number of parking spaces:	4
Covered parking space:	yes

### Description

**Description:**

OPATIJA, CENTER - luxury floor of 300 m2 in a new building with a garage, panoramic sea view For sale is an exclusive floor in a special new building above the center of Opatija, square footage 294 m2 with a panoramic view of the Kvarner bay, terrace, garden and private garage. This beautifully decorated and spacious apartment is located in a south-facing new building and has a tavern, sauna, recreation area and storage room, and is located 400 meters from the sea as the crow flies. The floor extends over the entire upper floor of a beautiful and modern building, and consists of 4 bedrooms in an elegant style, 3 bathrooms, one of which is en suite from the master room and offers a walk-in shower, and in addition, the apartment boasts a beautiful and with a lighted open space room of 80 m2 that includes a kitchen and a dining room, and the entire space has a direct exit to the terrace with breathtaking views of the bay. The space is illuminated by light thanks to the large sliding rocks that naturally open up the view of the sea. The modern kitchen has an impressive 9 meters and a large island and all the accompanying appliances, while the living room has modern furniture that makes large gatherings possible. The entire space exudes luxury with beautiful refined materials such as the valued "Nero Portoro" and "Royal" stone, which was used on the floor and wall coverings in the kitchen and bathrooms. The outdoor space of the apartment consists of an outdoor table and a summer kitchen, and in order to enjoy the view of the bay without interruption even on those rainy days, the terrace is covered with 3 automated pergola awnings. In addition to all the mentioned rooms, the apartment also offers a study with a wine bar and a laundry room, as well as additional rooms in the basement, such as a tavern, a sauna, a fitness center and a storage room. Floor heating on a heat pump provides comfort and a pleasant temperature throughout the year, in addition, all rooms have air conditioning units and a smart control system, as well as thermostats in all rooms that allow easier temperature regulation. The security of this luxury property and its entire environment is guaranteed by an alarm system and video surveillance. The property offers a lot of possibilities for parking, so it is possible to park 4 cars, two of which are in the garage. This is an exclusive opportunity offering spaciousness, a great location and a fantastic panoramic view of the sea, with an impressive outdoor space for all-day gatherings. It comes with fully equipped and elegantly decorated rooms. Dear clients, the agency commission is charged in accordance with the General Terms and Conditions.

<https://www.dux-nekretnine.hr/opci-uvjeti-poslovanja> ID CODE: 28897

**Additional contact info**

Reference Number: 583777

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