

## OPATIJA CENTAR - GRADSKA VILA U LUKSUZNOJ NOVOGRADNJI, Opatija, Flat



### Seller Info

Name: Exclusive Nekretnine  
First Name: Exclusive  
Last Name: Nekretnine  
Company Name: Exclusive nekretnine d.o.o.  
Service Type: Selling and renting  
Website: <https://www.exclusive-nekretnine.hr>  
Country: Croatia  
Region: Primorsko-goranska županija  
City: Opatija  
City area: Opatija  
ZIP code: 51410  
Address: Maršala Tita 65  
Mobile: +385(0)91/887-5855  
Phone: +385(0)51/498-068  
About us:

Founded in 2017 and situated in the heart of Opatija, on Maršala Tita Street No.65, and Kralja Tomislava 2 Crikvenica theExclusive nekretnine d.o.o has operated successfully in the entire area of Opatija,Rijeka,Crikvenica,Krk and his surroundings. In compliance with the Law of Intermediation on Real Estate, the Agency performs all required judicial activities to allow the most convenient market price at the moment of the real estate purchase and sale.

The Agency is a real estate licence holder and signatory to the Code of Business Ethics of the Croatian Chamber of Commerce. Its main activities consist of purchase intermediation, rental, sale and

exchange of real estate properties.

In addition, the Agency collaborates with external experts on matters of real estate evaluation and Energy Performance Certification.

For all our clients, we perform a complete verification of the official documentation found in the Land Registry as well as in the Cadastral records, from which we certify the property of the real estate.

Before stipulating a contract with the potential buyer we submit all the original documentation concerning the real estate property in question.

Following the stipulation of the contract we continue monitoring the whole process with particular attention to the property transfer and payment of taxes and other duties.

In cases where clients need to update their personal data concerning the property or the transfer of the real estate in question we cooperate with the National Power Companies and other Municipal Agencies and Institutions to offer complete support.

## Listing details

### Common

Title:	OPATIJA CENTAR - GRADSKA VILA U LUKSUZNOJ NOVOGRADNJI
Property for:	Sale
Property area:	242 m <sup>2</sup>
Number of Floors:	2

Bedrooms: 5  
Bathrooms: 5  
Price: 2,000,000.00 €  
Updated: Apr 10, 2024

## Condition

Built: 2022

## Location

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

## Permits

Building permit: yes  
Ownership certificate: yes

## Additional information

Energy efficiency: In preparation



## Heating

Central heating: yes

## Parking

Garage: yes  
Number of parking spaces: 3

## Description

Description: OPATIJA, CENTER, we are selling an exclusive luxury new villa that spreads over two floors with a total net area of 242.27 m<sup>2</sup>. The lower floor consists of two kitchens with dining rooms, two bathrooms, two living rooms, and two covered terraces (43.49 m<sup>2</sup>) with access to the outdoor pool (21.99 m<sup>2</sup>). The upper floor consists of three bedrooms with bathrooms, hallway and one separate bathroom, and a terrace of 10.34 m<sup>2</sup>. The apartment also has a storage room and laundry, and a total of three garage parking spaces. High quality construction and equipment. Top residential new building in the center of Opatija !!! \* The buyer does not pay

real estate transfer tax. ID CODE: 2137

### Additional contact info

Reference Number: 588668  
Agency ref id: 2137  
Contact phone: +385 (0) 99 334 8207