

## OPATIJA, CENTAR - stan s vrtom u novogradnji u centru Opatije s garažom, 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 - stan s vrtom u novogradnji u centru Opatije s garažom, pogled na more
Property for:	Sale
Property area:	75 m <sup>2</sup>
Number of Floors:	3
Bedrooms:	3
Bathrooms:	1
Garden area:	74 m <sup>2</sup>
Balcony area:	7 m <sup>2</sup>
Terrace area:	7 m <sup>2</sup>
Price:	495,000.00 €
Updated:	Jul 16, 2024

### Condition

Newbuild:	yes
Built:	2024

### 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

Elevator:	yes
Energy efficiency:	A+



### Heating

Central heating: yes

## Parking

Garage: yes

Number of parking spaces: 1

## Description

Description:

Exclusively in the DUX offer, we offer an apartment in a superb new building under the new road in the very center of Opatija. Located in a new building with a garage, this apartment is proud of its unique location in the heart of the city, only 200 meters from the main street of Opatija or the Lungomare promenade by the sea. This strategic location ensures a peaceful and quiet environment, providing an oasis of peace in the middle of the bustling city center. Apartment S1 consists of a living room, two bedrooms, a bathroom, a private terrace and a 74m2 PRIVATE garden! What sets this project apart from other new developments in the city is the integration of art nouveau details. Careful attention to architectural style and details has resulted in a living space that perfectly fits the aristocratic charm and elegance that characterizes the city of Opatija. Every aspect of the design has been carefully crafted to create a harmonious balance between contemporary lifestyle and the timeless appeal of classical architecture. Key features: - Privileged location in the center of Opatija, just 200 meters from the sea or the Lungomare, one minute's walk away - Peaceful surroundings below the upper road, ensuring peace and quiet - Customized pleasant architecture that adds a touch of sophistication and elegance and blends in with the city - Decent view to the sea from every apartment and private terrace - GARAGE PARKING PLACE!! in the heart of the city, with access to the apartment through the elevator! No need to worry about parking in the busy city center. This building has its own private garage space that provides a safe and convenient place to park your vehicle. The elevator takes you comfortably from the garage directly to your apartment, ensuring easy access. - Shuco carpentry - Underfloor heating throughout the apartment, heat pump for each apartment individually - Sto facade, - Antique roof motif, sea view even from the bedroom. Imagine the convenience of just a minute's walk to a nearby beach, boardwalk or restaurant. Do not miss this unique opportunity to own an apartment that perfectly combines luxury, practicality and architectural elegance in the center of Opatija. 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: 29730

## Additional contact info

Reference Number: 599245

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