

## OPATIJA, BRSEČ- luksuzna vila 430m2 s bazenom i pogledom na more + uređena okućnica 2700m2, Mošćenička Draga, House



### 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, BRSEČ- luksuzna vila 430m2 s bazenom i pogledom na more + uređena okućnica 2700m2
Property for:	Sale
House type:	detached
Property area:	430 m <sup>2</sup>
Lot Size:	2700 m <sup>2</sup>
Number of Floors:	2
Bedrooms:	10
Bathrooms:	5
Price:	1,750,000.00 €
Updated:	Nov 02, 2024

### Condition

Newbuild:	yes
-----------	-----

### Location

Country:	Croatia
State/Region/Province:	Primorsko-goranska županija
City:	Mošćenička Draga
City area:	Brseč
ZIP code:	51417

### Permits

Building permit:	yes
Ownership certificate:	yes

### Additional information

Energy efficiency:	In preparation
--------------------	----------------

### Heating

Central heating:	yes
------------------	-----



## Parking

Number of parking spaces: 7

## Description

Description:

OPATIJA, BRSEČ - luxury villa 430m2 with pool and sea view + landscaped garden 2700m2 We are pleased to present to you an imposing villa located on a plot of 2778 m2. The yard, tastefully decorated and full of Mediterranean plants, is dominated by a terrace with an outdoor pool and sun deck. A covered terrace with a barbecue completes the picture. The complete space literally invites you to enjoy complete privacy. Life in the villa takes place on two levels. On the raised ground floor we find a TV room, an open space living room, a dining room and a kitchen equipped with the highest quality equipment. In the second part of the ground floor, there is a guest toilet and a bedroom with a bathroom. There are four more bedrooms on the first floor, each with its own bathroom. The entire facility is equipped with top quality furniture and appliances, including underfloor heating, Fan-coil units and air conditioning. The house has three-phase electricity. The 32 m2 swimming pool has prepared counter-current swimming. This unique property in this and wider area raises the definition of luxury to an even higher level. On the spacious garden, the swimming pool and the green fence, which is placed on the south side, stand out. The villa is well built and luxuriously equipped, all built-in materials, floor and wall coverings are of the highest standards. - facade stone wool 10 cm thick - underfloor heating - heat pumps - premium aluminum carpentry. It is sold fully furnished with first-class furniture and appliances. Certainly a beautiful property for a luxurious family life, but also suitable as an investment in the form of elite tourism. The house is south-oriented with a beautiful view that is literally panoramic over the entire Kvarner Bay and all the islands!! This property is 500m from the sea as the crow flies, or 1km by car (about 2 minutes). A UNIQUE PROPERTY DEFINITELY WORTH YOUR ATTENTION IN A GREAT LOCATION!!! BRSEČ: The medieval spirit of the town, with its alleys and passageways, has been preserved to this day. Most of the town houses were built in the 17th century, while the walls, fortifications and the church bell tower itself belong to the early Middle Ages. Kaštel, the old core around which the settlement later developed, also dates from an earlier period. The houses are a typical example of coastal architecture, and on some of them inscriptions in Glagoljica are still visible today. Brseč also has its olive mill from the 17th century - toš. During that period, Brse parish priest Josip Mavrović had the Masunerije building built, a residential building with numerous rooms, utility rooms and a loggia, and the parish church was renovated. The town hall is on the central square of the old town, and an integral part of it is the Brse school, built in 1868. We list only the more important sacral buildings of Brsec parish: Parish Church of St. George, Church of St. Cross, Church of St. Magdalene, Church of St. Stjepan at the Brse cemetery, and the village and Church of St. Jelena and essentially the Chapel of St. Nikola in Golovik. In the city lodge, at the entrance to the old town, there is a bust of the famous Eugen Kumičić, Croatian writer and

politician. He was born in Brseč, where his birthplace is also located, today converted into a library and the very impressive gallery "Eugen K" where eminent Croatian and foreign artists are exhibited. An unforgettable view is offered from the cliff near the small Church of St. Magdalene. Accommodation in Brseč and nearby the surroundings can be found in private rooms and apartments. OPATIJA: Opatija, a beautiful coastal city for tourists from all over the world. The city is surrounded by beautiful nature, at the foot of the Učka mountain to the sea and the surrounding islands of Krk and Cres. Opatija is surrounded by charming small towns located in narrow streets rich in history. The streets of Opatija are characterized by specific architecture and villas dating back to the Habsburg period. A large selection of beaches, crystal clear sea and various tourist services are the key factors that make Opatija 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 resulted in a return on investment of 5% to 10% and attracting foreign investors. 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: 29607

### Additional contact info

Reference Number: 607645  
Agency ref id: 29607  
Contact phone: +385 91 950 4277