

## OPATIJA, PAVLOVAC - veći stan 143m2, 3 spavaće sobe, krovna terasa, novogradnja blizu Opatije, pogled, Matulji, 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, PAVLOVAC - veći stan 143m2, 3 spavaće sobe, krovna terasa, novogradnja blizu Opatije, pogled
Property for:	Sale
Property area:	143 m <sup>2</sup>
Floor:	1
Number of Floors:	2
Bedrooms:	4
Bathrooms:	2
Terrace area:	26 m <sup>2</sup>
Price:	560,432.00 €
Updated:	Jul 26, 2024

### Condition

Newbuild:	yes
Built:	2024

### Location

Country:	Croatia
State/Region/Province:	Primorsko-goranska županija
City:	Matulji



### Permits

Building permit:	yes
Ownership certificate:	yes

### Heating

Central heating:	yes
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### Parking

Covered parking space:	yes
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### Description

Description:	OPATIJA, PAVLOVAC - larger apartment 143m2, 3 bedrooms, roof terrace, new building near Opatija, view In the DUX offer, we highlight a top-quality new
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building just a few minutes from the center of Opatija. It is a new building with a total of 3 apartments with a view of the sea and the entire bay of Kvarner. Apartment number 3 with a gross area of 171.30 m<sup>2</sup> is located on the first floor. It consists of a storage room, a toilet, an "open space" living room with a kitchen and a dining room with access to a 15m<sup>2</sup> balcony with a view of the sea. On the second floor there is a hallway with a staircase, a master bedroom with its own bathroom, two more bedrooms that share a common bathroom. The staircase from the balcony leads to the third floor where there is a storage room, a technical room and a luxurious 22m<sup>2</sup> ROOF TERRACE with a panoramic view of Opatija and the Kvarner Bay. The property includes one parking space, and the building is located in a dead-end street. Great location. 5 minutes from the center of Opatija and 15 minutes drive to the center of Rijeka. EXCELLENT OPPORTUNITY for living or investment for the purpose of tourist rental. Additional benefits: - aluminum exterior joinery that provides excellent insulation - heating and cooling system using a heat pump - anti-burglary entrance door - high quality materials This apartment offers a perfect balance between comfort, a beautiful sea view and an excellent location, making it an ideal choice for living or investment . ROH-BAU will be completed at the beginning of 2024, and the building will be habitable at the end of 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: 32377

## Additional contact info

Reference Number: 628001  
Agency ref id: 32377