

## Villa Euphorija, Opatija, Opatija, House



### Seller Info

Name: Agencija Europartner  
First Name: Agencija  
Last Name: Europartner  
Company Name: Europartner d.o.o.  
Service Type: Selling  
Additional Email: office@europartner.hr  
Website: <https://www.europartner.hr>  
Country: Croatia  
Region: Istarska županija  
City: Poreč  
City area: Poreč  
ZIP code: 52440  
Address: Mate Vlašića 20  
Mobile: +385 98 923 6402  
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About us: Europartner is a licensed real estate agency based in Istria in the town of Poreč, an active member of the Croatian Chamber of Commerce.

Our mission is to fulfill the wishes of our clients, we listen to what you tell us and we are focused on realizing your wishes, which helps us with our many years of experience and acquired market knowledge.

Our Real Estate Portfolio is the result of our work and desire to be among the best, and our satisfied clients are the crown of our profession.

Our business does not end with the signing of the contract, we are still available to our clients for all other jobs from the moment of purchase to carefree

move into the desired property.

We speak: Croatian, English,  
German, Italian

We are enrolled in:

Directory of real estate agents  
in the Republic of Croatia,  
pursuant to Article 12,  
paragraph 2 of the Law on Real  
Estate Brokering (Official  
Gazette 107/07)  
Register of Real Estate Brokers  
in the Republic of Croatia,  
pursuant to Article 2 of the Law  
on Real Estate Brokering  
(Official Gazette 107/07)

EUROPARTNER d.o.o  
Istarskog Razvoda 1, 52440  
Poreč  
OIB: 68770135089  
MBS: 130003427  
Share capital: 20.000,00 HRK  
The competent court:  
Commerical court Pazin

## Listing details

### Common

Title:	Villa Euphorija, Opatija
Property for:	Sale
House type:	detached
Property area:	216 m <sup>2</sup>
Lot Size:	491 m <sup>2</sup>
Bedrooms:	5
Bathrooms:	3
Price:	565,000.00 €
Updated:	Jul 30, 2024

### Condition

Newbuild:	yes
Condition:	Kept
Built:	2023

## Location

Country: Croatia  
State/Region/Province: Primorsko-goranska županija  
City: Opatija  
City area:  
ZIP code: 51414

## Permits

Building permit: yes  
Ownership certificate: yes

## Additional information

Infrastructure: Water, Active telephone line, Air conditioner, Telephone installation



## Parking

Number of parking spaces: 2

## Description

Description: This modern facility is located in Veprinac, a beautiful place above Opatija, about 6 km from the sea. The place itself is quiet, surrounded by villas and old stone houses, mostly in the old part of town. The yard of 491 m<sup>2</sup> offers everything that can fulfill the owner's wishes - terrace, swimming pool, greenery and parking spaces. The ground floor offers an open-space concept: a kitchen with an illuminated living room and dining room. Next to the central entrance hall, there is a comfortable study room and a smaller room that can be a wardrobe or a storage room. The highlight on the ground floor is the sauna, which can be accessed through the bathroom and through the corridor. Through the living room and dining room, you can directly access the covered terrace with a brick fireplace on one side, and the pool on the other side. The first floor is reached by an open staircase from the inner hall. On the top floor is the master suite with a dressing room, bathroom, balcony, and a beautiful view of Kvarner and the islands. There are 2 bedrooms and one large bathroom. Custom ID: D-013 Remark: Viewing the property is possible with the signing of the brokerage contract, which is the basis for further actions related to the purchase and sale, all in accordance with the Act on Brokerage in Real Estate Transactions. The agency commission is determined by the brokerage contract, and is payable after the conclusion of the sales contract.

## Additional contact info

Reference Number: 628988  
Agency ref id: D-013  
Contact phone: +385 (91) 268-2467