

## OPATIJA - Moderna vila s panoramskim pogledom na more, Opatija - Okolica, House



### Seller Info

Name: Agencija Dux nekretnine  
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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 - Moderna vila s panoramskim pogledom na more
Property for:	Sale
House type:	semi-detached
Property area:	269 m <sup>2</sup>
Lot Size:	550 m <sup>2</sup>
Bedrooms:	5
Bathrooms:	3
Price:	890,000.00 €
Updated:	Oct 22, 2024

### Condition

Newbuild:	yes
Built:	2022

### Location

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

### Permits

Building permit:	yes
Ownership certificate:	yes

### Additional information

Energy efficiency:	In preparation
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### Parking

Garage:	yes
Number of parking spaces:	4

## Description

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OPATIJA - Modern villa with a panoramic view of the sea. Known by different names like; The Old Lady, the Pearl of the Adriatic or the Queen of Tourism, Opatija is an elegant coastal destination whose tourist tradition began as far back as 1844. Opatija is surrounded by numerous small towns and villages, which are connected from Voloski to Lovran by the Lungomare coastal promenade. You can spend your free time at one of the many cultural events. In the summer months, Opatija becomes a mecca of culture and art and offers multimedia, film, literary, concert and theater events that turn Opatija into a stage without borders between artists and audience. Surrender to the charms of the sea and enjoy a place that offers daytime entertainment in bars, karaoke and an offer of top gastronomic delicacies, and in the evening the city wakes up and you can enjoy a rich nightlife for everyone's taste. The Dux real estate agency offers this new semi-detached villa with a breathtaking view right in the vicinity of magical Opatija. With one of the most beautiful views of the Kvarner Bay, located in a cove, protected from storms, quality built and equipped in an excellent location, this house offers an unforgettable stay. You can experience all the comfort of this villa in its 269 m<sup>2</sup> of living space, which extends through the basement, ground floor and first floor. Thus, the ground floor has an open space designed according to the "open space" system. Here you have the opportunity to spend your time in a beautifully decorated living room, flooded with daylight with the help of glass walls. You can prepare your favorite delicacies in the luxurious and fully equipped kitchen. Natural light is provided through large glass walls that make your stay more comfortable and the room more spacious. The aforementioned glass wall provides excellent communication between the ground floor and the exterior of the villa. In addition, on the ground floor there is one bedroom with its own bathroom and one guest toilet. In the basement of this beautiful villa there is a fitness room (71 m<sup>2</sup>), a boiler room (10 m<sup>2</sup>), a pool engine room (10 m<sup>2</sup>), a storage room and a garage for two cars. An internal staircase leads to the upper floor of the villa, where there is an additional living room with a balcony where you can enjoy a beautiful view of the sea and two comfortable bedrooms with their own bathrooms. The entire story of this designer villa is rounded off by a landscaped garden of 550 m<sup>2</sup> with a unique 70 m<sup>2</sup> swimming pool with a sun deck. In addition, there are two more outdoor parking spaces next to the villa. The house is equipped with air conditioners and a heating and cooling system, and floor heating - heat pumps are installed. Only high-quality materials were used in the decoration, which also gives the villa the status of a luxury property. The air distance from the sea is only 1,500 meters, and the road to the first beach is about 3 km. The buyer does not pay real estate sales tax because VAT is included in the price. An ideal house for those who want to engage in renting, but also as an opportunity for a luxurious family home. Dear clients, the agency commission is charged in accordance with the General Terms and Conditions:

<http://www.dux-nekretnine.hr/opci-uvjeti-poslovanja> ID CODE: 34311

## Additional contact info

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