

Opatija, Mošćenička Draga – Potpuno nova luksuzna vila s bazenom 800 m od mora, Mošćenička Draga, House



Seller Info

Name: Kaiser Immobilien
First Name: Kaiser
Last Name: Immobilien
Company Name: Kaiser Immobilien d.o.o.
Service Type: Selling and renting
Website: <https://kaiser-immobilien.hr/>
Country: Croatia
Region: Primorsko-goranska županija
City: Opatija
ZIP code: 51410
Address: Maršala Tita 97
Mobile: 00385992140008
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About us: The professional team of experts for exclusive real estate of the agency KAISER IMMOBILIEN becomes a partner for clients in a pleasant, undisturbed, discreet and intimate atmosphere. We strive to meet the highest standards and with great commitment we find the perfect property for you. With our expertise, dedication, our instinct and knowledge of the regional market, you can build your dream property in the locations of Kvarner, Istria, Dalmatia and the whole of Croatia. We advise you from the first appointment to the conclusion of the contract and beyond. Each client is approached individually with maximum trust.

The founders of the agency are Silviya Panuccio and Dean Luić.

Leave it to our team of experts

who know every challenge on
the way to the best real estate.

Our focus is quality, safety and
finding the perfect property for
the money invested.

Reg No.: 133/2024

Listing details

Common

Title:	Opatija, Mošćenička Draga – Potpuno nova luksuzna vila s bazenom 800 m od mora
Property for:	Sale
House type:	detached
Property area:	190 m ²
Lot Size:	507 m ²
Number of Floors:	1
Bedrooms:	5
Bathrooms:	4
Price:	1,700,000.00 €
Updated:	Nov 13, 2024

Condition

Newbuild:	yes
Built:	2024

Location

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

Permits

Building permit:	yes
Location permit:	yes
Ownership certificate:	yes

Additional information

Energy efficiency:	A+
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Heating

Central heating:	yes
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Parking

Number of parking spaces: 3

Description

Description:

Beautiful newly built villa with swimming pool in Mošćenička Draga, 800 meters from the center and the beach. Located in a quiet part of the charming village of Mošćenička Draga and again within walking distance from the center and the sea, this luxury villa offers an extraordinary opportunity for maximum comfort living in one of the most beautiful places on the Opatija Riviera and enjoying the charms of seaside life. The villa is surrounded by greenery and its position on a hill and sufficient distance from only a few nearby family houses are a guarantee of perfect peace and privacy. The villa is decorated with an elegant and contemporary exterior and interior design with a wonderful view of the surrounding nature. The interior of this property has been carefully designed and extends to the ground floor and first floor. On the ground floor there is a spacious living room with dining room and kitchen, toilet, laundry room, storage room and engine room. From this living area there is a direct exit to the outdoor terrace with a covered summer kitchen, swimming pool, sunbathing area and lounge area, which is ideal for summer gatherings. On the first floor is the sleeping part of the villa with a total of four bedrooms, each with its own modern bathroom and access to a balcony with a wonderful view of nature and the sea. Everything is made of high-quality materials, and during the design, construction and furnishing of the villa, real attention was paid to every detail. As for the exterior, the villa is surrounded by a beautiful, very practically and functionally designed garden with a large partially covered terrace, a swimming pool, a covered summer kitchen, a sundeck and a lounge area including a stone fireplace. Beyond the boundaries of the garden, the garden smoothly transitions into a green oasis, which gives the entire exterior of the villa a completely unique atmosphere and ensures maximum privacy and enjoyment throughout the year. Characteristics of the property: House type: Detached villa Year of construction: 2024. New construction, modern construction style Energy efficiency: A+ The villa is sold fully furnished and equipped. Exceptionally high-quality real estate without any compromises, which represents a perfect combination of luxury, modern design and natural surroundings. An ideal choice for maximum comfortable family life in an ideal location in the immediate vicinity of the center of Mošćenička Draga, all amenities and the coast. Coast / village center: 800 m / 10 minutes on foot (650 m as the

crow flies) Restaurant: 250 m Supermarket: 750 m Opatija: 13 km / 20 minutes
Rijeka: 25 km / 35 minutes Rijeka Airport: 55 km / 55 minutes Pula Airport: 100
km / 70 minutes Ljubljana: 120 km / 2 hours Vienna, Munich, Budapest: 500 km
The commission of the agency for the buyer is 3% + VAT. The commission covers
all services related to the purchase and is paid only in the case of real estate
purchase, at the conclusion of the first legal act. Purchase price of the property:
EUR 1,700,000.00 Intermediary fee (3.75 %): EUR 63,750.00 Total investment:
EUR 1,763,750.00 Property code: 101-249 For more detailed information, please
contact: Jirka Nerad Phone: +385 911 632 884 ID CODE: 101-249

Additional contact info

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