

## OPATIJA, CENTAR - posebna novogradnja, mikrolokacija centar Opatija, veći stan s terasom i garažom spreman za useljenje, 200 metara od mora, Opatija,

### Flat



#### Seller Info

Name: Agencija Dux nekretnine  
E-mail: 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, CENTAR - posebna novogradnja, mikrolokacija centar Opatija, veći stan s terasom i garažom spreman za useljenje, 200 metara od mora
Property for:	Sale
Property area:	86 m <sup>2</sup>
Floor:	3
Number of Floors:	4
Bedrooms:	3
Bathrooms:	2
Garden area:	28 m <sup>2</sup>
Terrace area:	7 m <sup>2</sup>
Price:	834,000.00 €
Updated:	Nov 22, 2024

### Condition

Newbuild:	yes
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### Location

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

### Permits

Ownership certificate:	yes
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### Additional information

Elevator:	yes
Energy efficiency:	A+



### Heating

Central heating: yes

## Parking

Garage: yes

Number of parking spaces: 2

## Description

Description:

OPATIJA, CENTER - special new building, microlocation in the center of Opatija, larger apartment with terrace and garage ready to move in, 200 meters from the sea DUX represents a great opportunity to buy a new apartment with a terrace in the center of Opatija. The apartment is located on the 3rd floor of a new building and has two parking spaces in the garage. The size of the apartment is 86 m<sup>2</sup> with coefficients, and consists of a hallway, open space living room with kitchen, two bedrooms and two bathrooms. This apartment features a sunny loggia (balcony) with a fantastic view and a storage room in the basement. During the construction of this quality building, top quality materials were used, and modern technology was used during the furnishing. The building has an elevator that connects the garage and apartments. Windows and lifting-sliding walls are made of extruded aluminum profiles with thermal bridges from the company Alu K, with a special coating resistant to sea salt. Flooring of the central entrance and hallway - colored Venetian mosaic (terrazzo veneziano), the staircase and intermediate landings are covered with autochthonous natural stone - Kastavski sivac. The entrance door is made of metal with a built-in electric lock, an opening system using a hand transmitter (key) and a color video system. The external glass entrance sliding door is equipped with an automatic motion sensor. All windows in the residential part of the building are equipped with electrically operated external shutters and external controls. Also, all windows in the residential part of the building are equipped with mosquito nets. Each apartment is equipped with underfloor heating and its own heat pump. The apartment also has first-class parquet and Italian doors. The overall impression is further enhanced by the bathrooms with Italian ceramics and sanitary elements of renowned brands. It is important to single out the integrated ventilation system in the ceiling, which fits perfectly into the space. The floor plans are generally excellently designed, and each apartment has its own private terrace. Although the building is located in the immediate vicinity of the center of Opatija, the street in which it is located is quiet and offers complete privacy. The location is excellent - only 200 meters from the sea, or a two-minute walk. In addition, thanks to the fantastic micro-location, the building is surrounded by beautiful historic villas, and you can reach the center of Opatija and the center of events in just a minute's walk. To arrange a visit to the property, call the agent with confidence - consultation in German is possible. 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: 35268

## Additional contact info

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