

## ΟΡΑΤΙJA - Kuća s predivnim pogledom, Oratija, Σπίτι



### Πληροφορίες Πωλητή

Όνομα:	Agencija Dux nekretnine
Ηλεκτρονικό Ταχυδρομείο:	info@dux-nekretnine.hr
Όνομα:	Agencija
Επώνυμο:	Dux nekretnine
Όνομα Εταιρίας:	DUX NEKRETNINE d.o.o.
Service Type:	Selling and renting
Χώρα:	Croatia
Region:	Primorsko-goranska županija
City:	Rijeka
Ταχυδρομικός Κώδικας:	51000
Διεύθυνση:	Tizianova 8
Mobile:	385 91 480 8808
Phone:	385 51 518 174
Σχετικά με εμάς:	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.

## Στοιχεία καταχώρησης

### Κοινά

Τίτλος:	ΟΡΑΤΙJA - Kuća s predivnim pogledom
Ιδιοκτησία για:	Πώληση
Τύπος Σπίτι:	μονοκατοικία
Τετραγωνικά Πόδια:	200 m <sup>2</sup>
Μέγεθος Πάρκινγκ:	555 m <sup>2</sup>
Αριθμός Ορόφων:	3
Υπνοδωμάτια:	5
Μπάνια:	3
Τιμή:	1,556,500.00 €
Δημοσιεύτηκε:	18.06.2024

### Κατάσταση

Τελευταία ανακαίνιση: 2018

### Τοποθεσία

Χώρα:	Croatia
Κράτος / Περιοχή /	Primorsko-goranska županija
Επαρχία:	
Πόλη:	Opatija
Περιοχή Πόλη:	Opatija
Poštanski broj:	51410



### Άδειες

πιστοποιητικό  
ιδιοκτησίας: όχι

### Στάθμευση

Αριθμός χώρων  
στάθμευσης: 3

### Περιγραφή

Πρόσθετες πληροφορίες: Villa 200m<sup>2</sup> stambene površine, na 3 etaže (suteren, prizemlje, 1.kat), parcela 555m<sup>2</sup> površine, na vrhunskoj lokaciji samo 700m od centra Opatije u mirnoj slijepoj ulici, sa pogledom na more tj. Kvarnerski zaljev (orijentacija pogleda i kuće je na JI). Villa je kompletno renovirana 2018.godine (adaptacijom je

promjenjeno sve osim krova i fasade, sto uključuje: instalacije (struju i vodu), izolaciju interijera, zamjena stolarije (3 slojno staklo), zamjena svih podova, adaptacija kuhinje, adaptacija svih kupaonica i spavaćih soba) što znači da idućih 10 godina u kuću nisu potrebna znatnija ulaganja. Villa sadrži 4 spavaće sobe, 3 kupaonice, 1 wc, prostranu kuhinju i dnevni boravak, strojarnicu za pripremu tople vode (dizalica topline), grijani bazen (30m2 neto vodene površine), natkrivenu ljetnu kuhinju sa roštiljem, 150m2 terase i suncališta, 3 parkirna mjesta. Grijanje kuće je podno + klime (5 jedinica, koje se nalaze u svakoj sobi osim u kupaonici). Kuća osim stambenog ima i ekonomski potencijal, u turističkoj sezoni (koja traje od 4. sve do 12.mj) u prosjeku prihoduje cca 60.000 eur prihoda bruto. Svi papiri su uredni, vlasništvo je 1/1. Planirana adaptacija u 2019. godini se odnosi na novu fasadu i krov kako bi kuća postala maksimalno energetska učinkovita. ID KOD AGENCIJE: 1549

## Πρόσθετες πληροφορίες επαφής

Εσωτερικός αριθμός 578304

αναφοράς:

Agency ref id: 1549