

## OPATIJA, MOŠĆENIČKA DRAGA - ekskluzivna vila u blizini plaže na okućnici od 1200m2, Mošćenička Draga, 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  
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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, MOŠĆENIČKA DRAGA - ekskluzivna vila u blizini plaže na okućnici od 1200m2
Property for:	Sale
House type:	detached
Property area:	410 m <sup>2</sup>
Lot Size:	1230 m <sup>2</sup>
Number of Floors:	1
Bedrooms:	8
Bathrooms:	6
Price:	2,000,000.00 €
Updated:	Oct 18, 2024

### Condition

Newbuild:	yes
Built:	2022

### Location

Country:	Croatia
State/Region/Province:	Primorsko-goranska županija
City:	Mošćenička Draga
City area:	Mošćenička Draga
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: 4

## Description

Description:

OPATIJA, MOŠĆENIČKA DRAGA - exclusive villa near the beach on a plot of 1200 m<sup>2</sup> In the immediate vicinity of the sea, surrounded by greenery, there is a private villa of unique character on the Opatija Riviera. This modern example of construction was built on a 1230m<sup>2</sup> plot with a view of the sea. The interior is equipped with custom designer furniture, this year. The house has the following layout: GROUND FLOOR: hallway, bedroom with en-suite bathroom, toilet, and large open space living room with kitchen and dining room and access to the terrace and heated pool FIRST FLOOR: three bedrooms with en-suite bathrooms, large balcony south orientation communicating from one bedroom BASEMENT: two bedrooms with en-suite bathrooms, office, wellness area with jacuzzi, sauna, exit to the garden. The open space living room concept is an important part of this beautiful house. From all the southern windows and glass walls there is a view of the sea and the greenery of Kvarner. The 34m<sup>2</sup> pool has a heating system via a heat pump, modern LED lighting and a counter-floating pump. The house generally has an alarm system, video surveillance, garden, paved parking space for 4 vehicles. The villa is arranged according to the 5-star categorization standard, and with the mediation of this house, consultation regarding further renting in the future is possible (care of the entire building, property management, property rental). This property is owned by the company, and the price is €2,000,000 + VAT if you are buying as a legal entity (with the possibility of submitting a request for a VAT refund). If the house is bought as a natural person, the price with VAT is €2,500,000. A rarity on the market, - a perfect family residence or a great investment that can be rented carefree through a property manager. 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: 17359

## Additional contact info

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