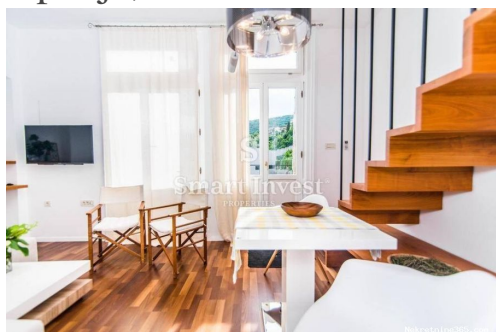


OPATIJA - CENTAR, dva stana u historijskoj villi 100 metara od mora, Opatija, Flat



Seller Info

Name: Smart Invest Immobilien
E-mail: info@smart-invest.hr
First Name: Smart
Last Name: Invest Immobilien
Company Name: Smart Invest Immobilien
Service Type: Selling and renting
Website: <http://www.smart-invest.hr/>
Country: Croatia
Region: Primorsko-goranska županija
City: Opatija
City area: Opatija
ZIP code: 51410
Address: Ive Kirigina 1
Mobile: 099/320-0008
About us: Founded and owned by luxury real estate broker Milan Mandić, Smart Invest Properties is a top-producing luxury real estate agency in Europe - Croatia – Riviera of Opatija offering clients white-glove treatment, innovative marketing strategies, integrity and overall professionalism.

Smart Invest Properties is led by Milan Mandić who offers his unwavering work ethic, extensive background in the real estate finance and development industries and proven track record of delivering excellent service to his clients. Milan is sought-after by powerful professionals and influential individuals from all over the world for his extensive, unparalleled expertise in the Croatia –

Riviera of Opatija and Istria real estate market.

Smart Invest Properties serves clients throughout Riviera of Opatija, town Rijeka, Istria and Island Krk prime residential areas including Opatija, Lovran, Volosko, Rijeka, Istria, Island Krk and is working on some other parts of Croatia like main town Zagreb and Dalmatia together with their partners agency.

In addition to serving the Riviera of Opatija real estate market, Smart Invest Properties strongly believes that giving back to the community is extremely important.

Smart Invest Properties – Real estate agency participate in many local and international Real estate Fairs (Rexpo show – Zagreb - Croatia, International Moscow Property Show - Russia, International Property Show – London – UK, LPS Shangai Luxury Property Show - China, Munchen Property Show - Germany, MIPIM World property market Show Cannes, etc.)

Reg No.: 110/2010

Listing details

Common

Title:	OPATIJA - CENTAR, dva stana u historijskoj villi 100 metara od mora
Property for:	Sale
Property area:	97 m ²
Floor:	1
Number of Floors:	2
Bedrooms:	5

Bathrooms: 2
Price: 600,000.00 €
Updated: Nov 10, 2023

Condition

Built: 1900
Last renovation: 2012

Location

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



Permits

Building permit: yes
Ownership certificate: yes

Additional information

Energy efficiency: In preparation

Description

Description: OPATIJA - CENTER For sale are two apartments in an Austro-Hungarian villa 100 meters from the sea. The apartments have a separate entrance from the rest of the villa, a renovated stone staircase and part of the roof. They are in a great location, just a few steps from the sea, the Lungo mare promenade, as well as the sports hall and garage. **SMALL APARTMENT - 1ST FLOOR** The completely renovated and furnished two-story apartment is 50 m2 in size: in the lower part there is a kitchen, an auxiliary toilet with a storage room, a living room and a beautiful stone balcony with a view of the greenery and the sea. On the upper floor, there is one bedroom and a bathroom with windows to the south and north. The apartment is rented for tourists. The roof above this apartment has been completely renovated. **LARGER APARTMENT - HIGH ATTIC** The second, larger apartment is located in the high attic, which is reached by a new stone staircase and facade, while the roof above this apartment is for complete adaptation. Renovation has started in that apartment and it is now in the demolition phase. The apartment has 4 larger rooms: the living room, kitchen and dining room are together, while 3 rooms are separated by a corridor (two of which overlook the sea). In the room with a view of the sea to the east, it is possible to create a roof terrace, for which consent was obtained from the conservator. Such a roof terrace will give the apartment exceptional attractiveness. In the garden of the villa, it is possible, according to the Urban Plan, to widen the access road and create a parking lot for 4 cars. Two apartments are sold exclusively together and represent

an excellent investment for tourist purposes! For a tour and more information, call
+385 /99/ 320-0008 ID CODE: 14483

Additional contact info

Reference Number: 530981

Agency ref id: 14483