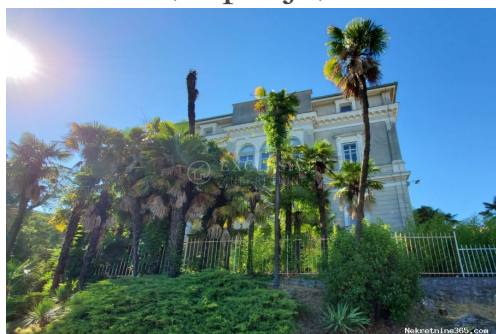


## OPATIJA - PREKRASNA AUSTRO-UGARSKA VILA PRVI RED DO MORA !!, Opatija, House



### Seller Info

Name: Exclusive Nekretnine  
First Name: Exclusive  
Last Name: Nekretnine  
Company Name: Exclusive nekretnine d.o.o.  
Service Type: Selling and renting  
Website: <https://www.exclusive-nekretnine.hr>  
Country: Croatia  
Region: Primorsko-goranska županija  
City: Opatija  
City area: Opatija  
ZIP code: 51410  
Address: Maršala Tita 65  
Mobile: +385(0)91/887-5855  
Phone: +385(0)51/498-068  
About us:

Founded in 2017 and situated in the heart of Opatija, on Maršala Tita Street No.65, and Kralja Tomislava 2 Crikvenica theExclusive nekretnine d.o.o has operated successfully in the entire area of Opatija,Rijeka,Crikvenica,Krk and his surroundings. In compliance with the Law of Intermediation on Real Estate, the Agency performs all required judicial activities to allow the most convenient market price at the moment of the real estate purchase and sale.

The Agency is a real estate licence holder and signatory to the Code of Business Ethics of the Croatian Chamber of Commerce. Its main activities consist of purchase intermediation, rental, sale and

exchange of real estate properties.

In addition, the Agency collaborates with external experts on matters of real estate evaluation and Energy Performance Certification.

For all our clients, we perform a complete verification of the official documentation found in the Land Registry as well as in the Cadastral records, from which we certify the property of the real estate.

Before stipulating a contract with the potential buyer we submit all the original documentation concerning the real estate property in question.

Following the stipulation of the contract we continue monitoring the whole process with particular attention to the property transfer and payment of taxes and other duties.

In cases where clients need to update their personal data concerning the property or the transfer of the real estate in question we cooperate with the National Power Companies and other Municipal Agencies and Institutions to offer complete support.

## Listing details

### Common

Title:	OPATIJA - PREKRASNA AUSTRO-UGARSKA VILA PRVI RED DO MORA !!
Property for:	Rent
House type:	detached

Property area:	1154 m <sup>2</sup>
Lot Size:	1607 m <sup>2</sup>
Number of Floors:	4
Bedrooms:	36
Bathrooms:	3
Price:	12,000.00 €
Updated:	Feb 20, 2024

## Condition

Built:	1891
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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

Energy efficiency:	In preparation
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## Heating

Central heating:	yes
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## Parking

Number of parking spaces:	7
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## Description

Description:	<p>OPATIJA VILLA IN THE STRONG CENTER!! Villa Keglevich was built in 1891 for Countess Angelique Keglevich (nee Eszterházy). It was called the larger Villa Keglevich, to distinguish it from the other countess's villa nearby, which is smaller and lower. The larger Villa Keglevich was owned by the countess until her death in 1921, after which Croatian Count Ivan Drašković acquired ownership. Around 1930, the Miralonda guesthouse was opened in the villa. On The villa has been maintained and fairly preserved on the outside, while on the inside it</p>
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underwent reconstruction in the attic due to the increase of the net usable area, and it was partitioned by partition walls on the floors. From the outside, it has preserved its original shape, except in the attic, where light domes were added, and on the ground floor, where the porter's office was added. The net usable area of the villa is 1154.42 m<sup>2</sup>. It consists of a total of five floors, basement-basement 227.74 m<sup>2</sup>, ground floor 283.76 m<sup>2</sup>, first floor 271.51 m<sup>2</sup>, II. floor 253.84 m<sup>2</sup> and attic-attic 107.54 m<sup>2</sup>. The area of the garden is 1244 m<sup>2</sup>, inside which there is a parking lot for several cars. Rarity on the market!! ID CODE: 1431

### Additional contact info

Reference Number: 570451  
Agency ref id: 1431  
Contact phone: +385 (0) 99 785 6767