

## OPATIJA CENTAR - DVOETAŽNI STAN NA ODLIČNOJ LOKACIJI, S POGLEDOM NA MORE I PARKINGOM, Opatija, Flat



### 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 CENTAR - DVOETAŽNI STAN NA ODLIČNOJ LOKACIJI, S POGLEDOM NA MORE I PARKINGOM
Property for:	Sale
Property area:	180 m <sup>2</sup>

Floor: 1  
Number of Floors: 3  
Bedrooms: 4  
Bathrooms: 2  
Price: 900,000.00 €  
Updated: Mar 07, 2024

## Condition

Last renovation: 2013

## Location

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

## Permits

Ownership certificate: yes



## Additional information

Energy efficiency: In preparation

## Heating

Central heating: yes

## Parking

Number of parking spaces: 1

## Description

Description: The apartment is located in the center of Opatija, 2nd. row to the sea, duplex apartment with sea view and parking space. It is located in an Austro-Hungarian villa and extends through the first floor and high attic. On the first floor there is a kitchen with dining room and space for a facility room (laundry, drying room). two bedrooms (each has its own bathroom) guest toilet and balcony. The living room itself has 85 m<sup>2</sup>, so it should be added that there is a possibility of conversion into another or two bedrooms. The balcony is south facing with sea and beach views. The apartment has one parking space and part of the garden. **FIRST FLOOR** Stairs

2,60 m2 Living room,kitchen 42,41m2 Staircase 0,98m2 In total 45,99m2  
SECOND FLOOR Corridor and stars 9,30m2 Toilet 2,18m2 Bathroom 5,19m2  
Bedroom 15,22m2 Bedroom 19,71m2 Bathroom 14,68m2 Living room 56,07m2  
Kitchen and dinning room 10,89m2 Balcony 4,12m2 In total 134,27m2 IN  
TOTAL NETTO 180,27m2 ID CODE: 2093

### Additional contact info

Reference Number: 575120  
Agency ref id: 2093