

OPATIJA, OPRIĆ Učka! Jedinstvena nekretnina u srcu parka prirode!, Opatija - Okolica, House



Seller Info

Name:	Agencija Dux nekretnine
E-mail:	info@dux-nekretnine.hr
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
Mobile:	385 91 480 8808
Phone:	385 51 518 174
About us:	<p>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.</p> <p>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</p>

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, OPRIC' Učka! Jedinstvena nekretnina u srcu parka prirode!
Property for:	Sale
House type:	detached
Property area:	700 m ²
Lot Size:	1330 m ²
Number of Floors:	3
Bedrooms:	8
Bathrooms:	4
Price:	1.00 €
Updated:	Jun 14, 2024

Condition

Built:	2001
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Location

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



Permits

Building permit:	yes
Location permit:	yes
Ownership certificate:	yes

Parking

Garage:	yes
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Description

Description:	A unique property in the heart of a nature park! Učka Nature Park includes the mountain of the same name and part of the Čićarija area, and is located along the coast of the northern Adriatic at one of the northernmost points of the Mediterranean, and connects Istria and the continental part of Croatia. The values for which Učka was declared a nature park have been known for a long time, and they lie in its relief and close proximity to the sea, which conditioned the
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development of a specific climate and lush forest vegetation. To this should be added rich meadow and other anthropogenic habitats where we find numerous endemic, endangered and protected plant and animal species. The peculiarity of the flora of the Park is mostly reflected in the fact that it is an area that, given its geographical position and climate, is rich in both continental and Mediterranean species. Thus, according to the current literature, the flora of the Učka Nature Park numbers about 1,300 different species, which is an extremely large number given the relatively small area of the protected area. Such a wealth of Učka species is primarily due to the previously described factors of the physical environment, and above all climate, geology and relief. This unique villa is located in the heart of this beautiful forest story! The property is located in the Učka Nature Park and the land offers a view of the entire Kvarner. This villa is located on a plot of 1530m² and through two floors and a basement there is 700m² of living space. A beautiful stone staircase leads us to the entrance to the ground floor of the villa where there is an entrance hall, spacious living room with kitchen and dining area, two bedrooms and a bathroom. The living room is equipped with a chimney and through a large window offers an unforgettable view of Rijeka and the Kvarner archipelago. An internal staircase leads to the first floor where there is a common hallway and three bedrooms, each with its own bathroom. In the basement of the villa there is a tavern, wine cellar, guest toilet and a garage that has direct communication with the house. Electricity and water were provided and meters were installed. The carpentry on the house is in good condition, as is the roof, while the building is lined with a demit facade. All the paperwork is in order. While it requires a finishing touch to shine in its full glory, this is exactly the advantage that future owners have. According to your taste arrange a unique property at 1100m above sea level with an unforgettable view. ID CODE: 11531

Additional contact info

Reference Number: 577606
Agency ref id: 11531