

## OPATIJA, povijesna vila s velikom okućnicom i pogledom na more, Opatija -Okolica, House



Seller Info

Name: Smart Invest Immobilien info@smart-invest.hr E-mail:

First Name: Smart

Last Name: **Invest Immobilien** 

**Smart Invest Immobilien** Company

Name:

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

Founded and owned by luxury About us:

> 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 woorking 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

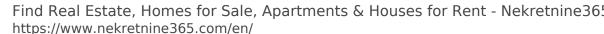
## Listing details

## Common

Title: OPATIJA, povijesna vila s velikom okućnicom i pogledom na more

Property for: Sale House type: detached Property area: 208 m<sup>2</sup> Lot Size: 2818 m<sup>2</sup>

Number of Floors:





Bedrooms: 10 Bathrooms: 3

Price: 2,200,000.00 € Updated: Apr 23, 2024

Condition

Built: 1904

Location

Country: Croatia

State/Region/Province: Primorsko-goranska županija

City: Opatija - Okolica

City area: Pobri ZIP code: 51410

**Permits** 

Ownership certificate: yes

Additional information

Energy efficiency: In preparation



Parking

Garage: yes

Description

Description: OPATIJA - POBRI For sale is a detached historic villa with a large land plot, two

garages and a beautiful sea view, located in a beautiful and quiet location near the center of Opatija. The villa with an area of 208 m2 is located on a land plot of 1373 m2, and two additional plots are sold with the villa: one land plot with an area of 1152 m2 is located below the villa, and the other, smaller, with an area of 293 m2 is located above the villa, and it is possible to create a parking lot for several cars on this land plot. The villa consists of the ground floor and the first floor, which are connected by an internal staircase, has a classic layout, currently has 7 bedrooms, 2 bathrooms, 2 toilets, 2 kitchens, several storage rooms, a wine cellar, large terraces with a view of the sea, a spacious garden and two garages. On the first floor of the villa there is also a smaller separate apartment of 50 m2 with a large terrace that is rented out for tourists. This old Austro-Hungarian villa was built in 1904 and has been preserved in its original form. It used to be a guesthouse with a restaurant on the slopes of Učka. It is surrounded by greenery and perfect



peace and quiet, it has a beautiful open and undisturbed view of the sea. It is located just a few minutes' drive from the center of Opatija, and nearby is the famous forest walking route Carmen Sylve for recreational walks and runs. An ideal position for anyone looking for undisturbed peace and quiet of Mediterranean greenery, and at the same time close to Opatija, restaurants, beaches and all other facilities! The villa requires complete renovation, but due to its location and historical significance, it represents a unique property and can be turned into a comfortable home or a property for tourist rental. For more information and a viewing appointment, call: +385/99/320-0008 ID CODE: 14220

## Additional contact info

Reference Number: 595329 Agency ref id: 14220

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