

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



### Seller Info

Name: Smart Invest Immobilien  
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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, 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:	2

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 m<sup>2</sup> is located on a land plot of 1373 m<sup>2</sup>, and two additional plots are sold with the villa: one land plot with an area of 1152 m<sup>2</sup> is located below the villa, and the other, smaller, with an area of 293 m<sup>2</sup> 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 m<sup>2</sup> 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**

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