

## Opatija Punta Kolova kuća sa senzacionalnim pogledom, Opatija, House



### Seller Info

Name: Camelia Real Estate  
First Name: Camelia  
Last Name: Real Estate  
Company Name: Camelia Real Estate d.o.o.  
Service Type: Selling and renting  
Website: <https://www.camelia.hr>  
Country: Croatia  
Region: Primorsko-goranska županija  
City: Opatija  
City area: Opatija  
ZIP code: 51410  
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About us:

Camelia real estate d.o.o. offers a large selection of carefully selected properties in Opatija, the Opatija Riviera, Istria and Gorski Kotar; from elite villas, exclusive apartments, perfectly positioned houses and apartments by the sea, to attractive plots of land, which are a great investment potential.

Our offer includes penthouses and luxury apartments in new buildings with panoramic views and accompanying amenities and infrastructure, villas with swimming pools and landscaped gardens, and various plots of land with potential.

Our experienced agents with a license will help you in the entire process of buying and selling, from consultation to actual realization with a whole team of legal experts, architects, interior designers.

Reg No.: 102/2018

## Listing details

**Common**

Title:	Opatija Punta Kolova kuća sa senzacionalnim pogledom
Property for:	Sale
House type:	semi-detached
Property area:	460 m <sup>2</sup>
Number of Floors:	4
Bedrooms:	12
Bathrooms:	8
Price:	2,950,000.00 €
Updated:	Jul 11, 2024

**Condition**

Built:	1986
Last renovation:	2022

**Location**

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

**Permits**

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

**Additional information**

Energy efficiency:	A
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**Parking**

Garage:	yes
Number of parking spaces:	2
Covered parking space:	yes

**Description**

**Description:**

Opatija Punta Kolova - luxurious villa with a beautiful view of the sea! This beautiful villa with four floors is located in the elite part of Opatija, on Punta Kolova, with a total living area of 460m<sup>2</sup>. It is located in an ideal position, only 1 km from the ACI marina in Ičići and the same distance from the center of Opatija. It is only a few steps away from the famous coastal promenade of Emperor Francis Joseph I, better known as Lungo Mare. The promenade is a symbol of the city of Opatija, it stretches along the sea for 12 km and connects the charming towns of Volosko and Lovran. Beautifully landscaped paths will take you to beautiful beaches, famous sights and magnificent old villas from the 19th century. The villa is a semi-detached building and is located on a plot of land with a total area of 1266m<sup>2</sup>. It consists of a basement, where there is a garage and two covered parking spaces, on the ground floor there is an apartment of 97m<sup>2</sup>, on the first floor there are 2 apartments, one with an area of 140m<sup>2</sup> and the other with an area of 23m<sup>2</sup>, on the second floor there is a penthouse apartment of 130m<sup>2</sup>, with gallery with a size of 70m<sup>2</sup> and an outdoor terrace and summer kitchen with a total area of 222m<sup>2</sup>, which also includes an outdoor area with a hydromassage tub, an area with deckchairs surrounded by greenery. There is a possibility to build an outdoor swimming pool on this 100m<sup>2</sup> area, which has an outdoor grill and a storage room. There is also the possibility of upgrading the building where, according to the valid construction permit, a floor of 210m<sup>2</sup> can be built at the level of the road, where the greater part would be occupied by a garage with the possibility of building an external elevator. There is also the possibility of building an apartment in the basement of 40m<sup>2</sup>, which can be connected to the apartment on the ground floor and a swimming pool can be built in the area. With 2 covered parking spaces and 1 garage space, free parking is allowed on the street itself, which gives a great advantage in this otherwise attractive and sought-after location. This charming and functional house is located in the wider center of Opatija and is only a few minutes' walk from Opatija's famous Lungo Mare promenade, and offers complete freedom of movement and enjoyment of the views of Kvarneski Zalje without using a car. Beautiful and spacious terraces, which offer a sensational and completely open view of the entire Kvarner Bay, exceptional microlocation, proximity to the sea and beaches, make this sensational property, both for personal choice and for an excellent investment, a very good opportunity and has our warmest recommendations! ID CODE: 604

**Additional contact info**

Reference Number: 606068  
Agency ref id: 604