

OPATIJA, POBRI- održavana vila od 542m2 ogromnog potencijala s pogledom na more i okućnicom od 1200m2, Opatija - Okolica, House



Seller Info

Name: Agencija Dux nekretnine
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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
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About us: 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. 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

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, POBRI- održavana vila od 542m2 ogromnog potencijala s pogledom na more i okućnicom od 1200m2
Property for:	Sale
House type:	detached
Property area:	542 m ²
Lot Size:	1200 m ²
Bedrooms:	9
Bathrooms:	2
Price:	825,000.00 €
Updated:	Oct 14, 2024

Condition

Built:	1968
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Location

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

Permits

Building permit:	yes
Ownership certificate:	yes

Heating

Central heating:	yes
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Parking

Number of parking spaces:	7
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Description

Description:	OPATIJA, POBRI - a unique property with huge potential near Opatija For sale is a spacious commercial residential detached building with a total gross area of 540 m ² . It is located on a plot of 1200 m ² , just a few minutes' drive from the center of
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Opatija. This property offers a variety of possibilities thanks to its unique structure and location. Space layout: Basement (50 m²): Former night club, now ready for conversion. It consists of a hall, a storage room and a toilet. Ground floor (200 m²): Formerly famous restaurant, ideal for conversion into business premises. It includes two halls, a kitchen, three storage rooms, three toilets, a wardrobe, a corridor, a covered and uncovered terrace with a beautiful view of the sea. First floor (110 m²): Spacious four-room apartment with living room. It contains four bedrooms, a living room, a kitchen, a bathroom, a covered balcony and a terrace with a view of the sea. Additional benefits: Heating: Central gas, with additional air conditioners for heating and cooling. Parking: Large arranged parking lot for about 15 cars. Yard: Covered terrace with sea view. A spacious garden, perfect for building a swimming pool and other facilities for socializing. View: South orientation with a beautiful view of the sea. This property represents an excellent investment opportunity, ideal for various purposes such as a dental polyclinic, restaurant or mini-pension. The proximity of Opatija, a large parking lot and a spacious garden offer countless possibilities for future owners. Additional possibilities: Conversion of space: The space of the former restaurant and night club can be easily adapted to different needs, from office spaces to beauty salons. Outdoor amenities: A landscaped lawn and orchard, along with a fountain and a large outdoor grill, create an idyllic setting for private or business gatherings. Privacy: The house is located in a quiet and peaceful position and right next to the paved road. This property offers a rare opportunity to decorate according to personal wishes and needs, and is ideal for those looking for a space with potential for various business and residential combinations. It is 830 m away from the sea as the crow flies, or 2.8 km by car (approx. 7 min). OPATIJA: Opatija, a beautiful coastal town located on the Adriatic Sea, is a famous tourist destination for tourists from all over the world. The city is surrounded by beautiful nature, at the foot of the Učka mountain. Real estate in Opatija offers a priceless view of the sea and the surrounding islands of Krk and Cres. Opatija is surrounded by charming small towns with old houses located in narrow streets rich in history. The streets of the city of Opatija are made up of properties that stand out with their specific architecture and villas that date from the Habsburg period. A large selection of beaches, crystal clear sea and various tourist services are the key factors that make Opatija a perfect tourist destination recognized by neighboring countries as an excellent investment choice. Real estate prices in this area are rising, rental occupancy is excellent, which has resulted in a return on investment of 5% to 10% and attracting foreign investors. Dear potential buyers, lessees and lessees, a viewing of the property you are interested in and in which you have an interest is possible only and exclusively with the signing of the Agreement on mediation in real estate transactions, for the purpose of protecting the owner of the property from visits by unregistered persons, and in accordance with the Law on Protection data and the Law on Mediation in Real Estate Transactions. When looking at each property, the potential buyer/tenant/tenant is obliged to sign the Real Estate Brokerage Agreement, which states the following: - basic information about the potential buyer/tenant/tenant - basic information about the agency - the amount of

the agency commission The agency commission for the buyer is 3% (+25% VAT) from the total agreed purchase price. The agency commission for the lessee is one monthly rent (+ 25% VAT). Dear clients, the agency commission is charged in accordance with the General Business Conditions
www.dux-nekretnine.hr/opci-uvjeti-poslovanja ID CODE: 29374

Additional contact info

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