

OPATIJA, STARA AUSTROUGARSKA VILA UZ MORE, Opatija, House



Seller Info

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City area: Opatija
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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, STARA AUSTROUGARSKA VILA UZ MORE
Property for:	Sale
House type:	detached
Property area:	600 m ²
Lot Size:	1758 m ²
Bedrooms:	12
Bathrooms:	12

Price: 12,000,000.00 €
Updated: Jun 21, 2024

Condition

Built: 1910

Location

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



Permits

Ownership certificate: yes

Additional information

Energy efficiency: A

Description

Description: OPATIJA, EXCLUSIVE AUSTRIAN-HUNGARIAN VILLA BY THE SEA For sale is an impressive old Austro-Hungarian villa located in one of the most beautiful and expensive locations in Opatija, right next to the sea, with access to the beach and the famous seaside promenade "lungo mare", surrounded by residential villas. HISTORY AND ARCHITECTURE The villa was built at the turn of the 19th to the 20th century as a summer house designed by Attilio Maguolo, inspired by the Ca d'Oro palace, which makes it one of the most beautiful examples of Venetian floral Gothic. It was completed in 1910 as a family summer house in a fashionable tourist center and is located on a plot of 1,700 m² of cultivated garden. The villa is completely renovated and surrounded by greenery and flower gardens. Complex volumes, large windows, a playful floor plan and different roof heights, with widely prominent eaves make this villa a special architectural example. The exterior is dominated by rich external decoration, dividing and finishing cornices, prominent angular blocks, imaginative window frames, balconies and terraces protected by balustrades, and wide and representative internal staircases. VILLA DETAILS: • multi-storey building with a high attic • almost square floor plan • wide central ridge on the eastern, sea front • luxurious porch on the ground floor • a large rectangular protrusion at the right end of the facade • smaller basement projection on the southern facade • the central entrance leads to a spacious two-legged stone staircase • connected rooms on the upper floors • picturesque bifora above the entrance door • decorative balustrades of balconies, porches and terraces • smaller bifora windows in the attic With its dimensions and extraordinary location, this impressive villa, one of the most valuable examples of architecture of its kind, is ideal for a residence, an embassy

or a luxurious family villa with all the necessary facilities. Opatija, a beautiful seaside town on the Adriatic Sea, a famous health resort of the 19th century, is today a popular destination for tourists from all over the world. It is located under the mountain Učka and is surrounded by unique natural beauties, and its mild and pleasant climate makes it a perfect year-round destination. Other information on request in person at the agency. ****EXCLUSIVELY IN OUR AGENCY!!!**** For more information and a viewing appointment, call: +385/99/320-0001 ID CODE: 14956

Additional contact info

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