

## Stan Opatija prvi red do mora, Opatija, Flat



### Seller Info

Name: Sendi Vinski  
First Name: Sendi  
Last Name: Vinski  
Company Name: Sendi Real Estate  
Service Type: Selling and renting  
Additional Email: vinskisendi@gmail.com  
Website: <https://www.sendi-realestate.com>  
Country: Croatia  
Region: Primorsko-goranska županija  
City: Rijeka  
ZIP code: 51000  
Address: Šetalište 13. divizije 21  
Mobile: +385 98 443 289  
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About us: SENDI REAL ESTATE d.o.o.  
Šetalište 13. divizije 21  
51000 Rijeka  
Reg No.: 135/2020

### Listing details

#### Common

Title: Stan Opatija prvi red do mora  
Property for: Sale  
Property area: 126 m<sup>2</sup>  
Number of Floors: 1  
Bedrooms: 3  
Bathrooms: 2  
Balcony area: 20 m<sup>2</sup>  
Terrace area: 123 m<sup>2</sup>  
Price: 715,000.00 €  
Updated: Aug 02, 2024

#### Location

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

## Permits

Ownership certificate:    yes

## Additional information

Energy efficiency:        C

## Description

Description:

Apartment in Opatija, first row to the sea. The apartment consists of: • A 1.5-room unit which includes a hallway, spacious living room, kitchen with dining area, a smaller room, and a bathroom with a shower and bidet. • An apartment with a separate entrance that features a large room with a kitchenette and a small bathroom (shower, toilet, sink). These two parts of the apartment can be easily connected by removing a drywall partition, resulting in a 2.5-room apartment with a living room and two bathrooms. The apartment has a separate entrance and includes a large terrace of approximately 123 m<sup>2</sup> with an additional storage space of about 10 m<sup>2</sup> and a second terrace (balcony) of 20.8 m<sup>2</sup>. The apartment itself has 83.2 m<sup>2</sup> of living space. It is located directly above the Lungomare promenade and public beaches, in a quiet area. Public parking is available along the entire street. The apartment has clean papers, including a title deed, documentation on condominium division, energy certificate C, and other necessary documents. There is a possibility to connect the courtyard with the coastal promenade. The apartment is habitable but we recommend renovation. The apartment is completely emptied and ready for new owners. Dear customers, in accordance with the Law on Real Estate Brokerage, property viewing is possible only with the signing of a Brokerage Agreement. According to the same law, the buyer is obliged to pay the agency commission in case of purchase. ID CODE: 2079

## Additional contact info

Reference Number:        630942

Agency ref id:         2079

Contact phone:         0953311000