

## Opatija, centar, luksuzan jednosobni stan, novogradnja s liftom i garažom, Opatija, Flat



### Seller Info

Name: Kaiser Immobilien  
First Name: Kaiser  
Last Name: Immobilien  
Company Name: Kaiser Immobilien d.o.o.  
Service Type: Selling and renting  
Website: <https://kaiser-immobilien.hr/>  
Country: Croatia  
Region: Primorsko-goranska županija  
City: Opatija  
ZIP code: 51410  
Address: Maršala Tita 97  
Mobile: 00385992140008  
Phone: 0038551823491  
About us: The professional team of experts for exclusive real estate of the agency KAISER IMMOBILIEN becomes a partner for clients in a pleasant, undisturbed, discreet and intimate atmosphere. We strive to meet the highest standards and with great commitment we find the perfect property for you. With our expertise, dedication, our instinct and knowledge of the regional market, you can build your dream property in the locations of Kvarner, Istria, Dalmatia and the whole of Croatia. We advise you from the first appointment to the conclusion of the contract and beyond. Each client is approached individually with maximum trust.

The founders of the agency are Silviya Panuccio and Dean Luić.

Leave it to our team of experts

who know every challenge on  
the way to the best real estate.

Our focus is quality, safety and  
finding the perfect property for  
the money invested.

Reg No.: 133/2024

## Listing details

### Common

Title:	Opatija, centar, luksuzan jednosobni stan, novogradnja s liftom i garažom
Property for:	Sale
Property area:	62 m <sup>2</sup>
Floor:	2
Number of Floors:	3
Bedrooms:	2
Garden area:	49 m <sup>2</sup>
Price:	600,000.00 €
Updated:	Oct 03, 2024

### Condition

Newbuild:	yes
Built:	2021

### Location

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

### Permits

Building permit:	yes
Ownership certificate:	yes



### Additional information

Elevator:	yes
Energy efficiency:	A+

### Parking

Garage: yes  
Number of parking spaces: 2

## Description

Description:

In the center of Opatija, Kaiser-immobilie offers a luxurious one-bedroom apartment on the second floor of a new building with an elevator and a parking space in an underground garage that can fit 2 cars. This luxurious apartment consists of: entrance, bathroom with toilet, kitchen with dining room and living room, bedroom with a small loggia and outdoor terrace on the ground floor with electricity and water suitable for barbecues and afternoon socializing in a pleasant and cultivated environment with bougainvillea and other decorative flowers of this climate. The building was built in 2021, it has an elevator directly from the underground garage that leads to the apartment, and the building's garden is completely fenced and landscaped, providing a sense of security and comfort. The apartment has an extremely favorable location in the building - all windows overlook the courtyard of the building, which makes the space quiet and provides a sense of privacy and peace, and at the same time you are in the very center of Opatija, just a few steps from the sea and all the facilities that the center of Opatija offers. The maintenance of the building and its parts is orderly. In addition to everything listed, all the facilities necessary for life are a few minutes' walk away, and the first beaches and the sea are a 3-minute walk away. Heating and cooling of the apartment via air conditioning. The apartment is fully furnished with luxurious and comfortable pieces of furniture, equipped with top-quality appliances and kitchen appliances and is offered as such. The location is about 20 minutes from Rijeka, about 1 hour 30 minutes from Zagreb, about 30 minutes from Krk airport, about 1 hour 50 minutes from Pula, about 2 hours from Ljubljana, about 4 hours 30 minutes from Vienna, about 10 hours from Berlin by car. For viewing and information, contact the agent: Eli Lovko on phone +385916133776 or [eli@kaiser-immobilien.hr](mailto:eli@kaiser-immobilien.hr) Agency fee when buying is 3% + VAT ID CODE: 121-091

## Additional contact info

Reference Number: 647572  
Agency ref id: 121-091