

## Opatija, okolica, obiteljska kuća s garažom i pogledom na Kvarner, Opatija, House



### 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  
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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, okolica, obiteljska kuća s garažom i pogledom na Kvarner
Property for:	Sale
House type:	detached
Property area:	337 m <sup>2</sup>
Lot Size:	683 m <sup>2</sup>
Number of Floors:	3
Bedrooms:	6
Bathrooms:	3
Price:	730,000.00 €
Updated:	Oct 03, 2024

### Condition

Built:	1968.1994
Last renovation:	2017

### Location

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

### Permits

Building permit:	yes
Ownership certificate:	yes

### Additional information

Energy efficiency:	In preparation
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### Heating

Central heating:	yes
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## Parking

Garage: yes

## Description

Description:

Kaiser-immobilie Opatija offers a family house consisting of a basement, ground floor and first floor located on a plot of over 800 m<sup>2</sup>, not far from the center of Opatija, which is a 5-minute drive by car, with a beautifully landscaped garden and grounds with terraces adapted to the terrain on which are planted with olive trees, from which the view reaches to Rijeka and the island. Surrounded by greenery and olive trees, hidden from view, there is a small bench with a stone table for resting. There are also small gardens in the courtyard of the house on the terraces with soil and stone walls. In the basement there is a larger kitchen, a storage room with a toilet and a shower with access to the outdoor terrace, where there is also a summer kitchen and a large outdoor grill. In front is a covered part with columns and an uncovered part with land and greenery that surrounds this whole hidden from view by its position, height and Mediterranean greenery. The ground floor consists of: entrance, covered terrace, pantry, living room with exit to uncovered terrace, hallway, 2 bedrooms, 2 bathrooms. The master bedroom on this floor has its own utility closet and bathroom with shower and toilet. On the floor, which is also connected by internal stairs to the rest of the ground floor and basement, there are 3 bedrooms and a large bathroom with sauna, separate toilet and shower, as well as a laundry room. From the corridor you can access a large closed terrace that serves as a studio. Two bedrooms have access to a covered terrace with columns, from which the view extends towards Kantrida, Rijeka, Krk and the islands. The location provides maximum enjoyment and rest in the visor and the view both on beautiful and rainy days. This space and floor is suitable for complete independence from the rest of the house as an independent housing unit that has its own access and entrance from the north side of the house. The antique is decorated in a coastal style and does not require any additional investments. It was renovated in 1994, and the current floor was built in 2017 with a completely new roof. The house has central heating with electricity and oil, while in all rooms where ceramics are installed, there is underfloor heating, and in some there is also air conditioning. The house has proper documentation. The location is far from other destinations: Rijeka 20 minutes, Trieste 1 hour 15 minutes, Krk airport 30 minutes, Pula 2 hours, Berlin 10 hours, Vienna 4 hours 30, Zagreb 1 hour 40 minutes by car. For this good house and price opportunity and viewing call your agent Eli Lovko +385916133776 Agency fee is 3%+VAT ID CODE: 121-090

## Additional contact info

Reference Number: 647575  
Agency ref id: 121-090