

Opatija, stan u austrougarskoj vili I red do mora, 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 Silvija 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, stan u austrougarskoj vili I red do mora
Property for:	Sale
Property area:	62 m ²
Number of Floors:	2
Bedrooms:	1
Price:	350,000.00 €
Updated:	Nov 20, 2024

Condition

Built:	1914
Last renovation:	2017

Location

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



Permits

Ownership certificate:	yes
------------------------	-----

Additional information

Energy efficiency:	In preparation
--------------------	----------------

Description

Description:	Right next to the sea is this Austro-Hungarian villa in Opatija, where we offer an apartment on the second floor, high attic. The roof of the apartment was adapted in 2017 in such a way that it is protected from leaks with new materials, as well as thermal insulation with wool, all electricity and water have also been renewed. Due to the way the villa was built, the thickness of the walls keeps a pleasant temperature inside the building in the summer, and protects them from storms and cold in the winter. The apartment consists of: hallway, bedroom, bathroom with toilet, kitchen with dining room from which we go out to the outdoor terrace with a
--------------	--

beautiful view of the sea, the coast and the city of Rijeka. The apartment belongs to the ground floor of the tavern building, which has electricity and water. The apartment is heated and cooled by air conditioners. It is a two-minute walk from the apartment to the sea. There are shops, a bus stop, a coffee bar nearby, and the center of Opatija and other services for life are a 15-minute walk away. The climate and location of Opatija, as well as its architecture and heritage left by the Austro-Hungarian builders, still today with its golden ratio leaves an image of the harmony of the construction of the villas of that time, and due to the mild climate of the sea and clean air, it has always been known as a pleasant place to rest and live. The location is 20 minutes from Rijeka, Zagreb 1 hour 40 minutes, Krka airport 30 minutes, Pula 2 hours, Berlin 10 hours, Vienna 4 hours 30 minutes, Trieste 1 hour 15 minutes, Ljubljana 2 hours by car. For a viewing call the agent Eli Lovko at +385 916133776 Agency commission is 3%+VAT ID CODE: 121-089

Additional contact info

Reference Number: 647582
Agency ref id: 121-089
Contact phone: +385916133776, +385995677888