

Opatija, Pabri - vila na zemljištu od 4300 m2 s jedinstvenim pogledom, Opatija - Okolica, 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, Pobri - vila na zemljištu od 4300 m2 s jedinstvenim pogledom
Property for:	Sale
House type:	detached
Property area:	530 m ²
Lot Size:	4270 m ²
Number of Floors:	2
Bedrooms:	9
Bathrooms:	4
Price:	2,600,000.00 €
Updated:	Oct 03, 2024

Condition

Built:	2001
Last renovation:	2024

Location

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

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
Number of parking spaces: 6

Description

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The real estate agency Kaiser Immobilien from Opatija introduces to the market a unique villa in a traditional style, located on a huge plot of land with one of the most beautiful views on the Opatija Riviera. The villa is located in a very quiet location less than 3 km / 6 minutes by car from the center of Opatija. The nearest beach is only 900 meters away on foot. The land on which the villa was built in 2001 has a total area of almost 4,300 m² and is a guarantee of perfect privacy. On the huge terrace in front of the villa with a fantastic view of the sea, there is a swimming pool with an area of 73 m², which was completely renovated in spring 2024. A part of the decorative greenery was also newly planted, and new is also the irrigation system of the whole garden. The villa has a floor plan area of 245 m² and a total living area of 530 m². The new owners will have 3 floors at their disposal - groundfloor / basement, upper ground floor and 1st floor. On the ground floor of the villa, which is located at the level of the lower terrace with the pool, there is a separate apartment with a kitchen, living room, dining room, bedroom and bathroom. In front of the apartment there is a covered terrace with seating. On the ground floor there is also a tavern with a fireplace, a wine cellar, a large laundry room, a boiler room, a semi-open outdoor kitchen and a separate storage room. On the high ground floor there is a main entrance hall, a living room with a fireplace and a dining room, a kitchen with its own open terrace, a study, a toilet and a covered terrace with a dining table and a beautiful view of the Kvarner Bay with Rijeka. On the first floor there are 3 spacious bedrooms and one large bathroom. One of the bedrooms has its own bathroom and another covered terrace with another beautiful view. In addition, the villa has also 2 mezzanines. On the first one there is a very spacious double garage, and on the second mezzanine there is a fourth bedroom with its own bathroom and balcony. The villa is oriented southeast-southwest, it is perfectly designed exactly in accordance with the surrounding land and all its rooms are full of daylight and have their own original view of the sea. The villa is sold furnished, it is ready for immediate occupancy. In addition to the above, the installations in the boiler room, which is now connected to the state-of-the-art heat pump (Viessmann), have also been completely renovated. The villa is only used seasonally and is currently in an absolutely ideal

condition for a simple renovation and adaptation exactly according to one's own needs and ideas. The advantage of this property is undoubtedly its quiet position with a spectacular view, the extremely comfortable and today completely unimaginable size of the garden and the timeless traditional style, which in today's flood of monotonous black and white new buildings looks very refreshing, warm and optimistic. Unique and extremely high-quality property without compromise, ideal for larger families, multi-generational housing or as an investment for the purpose of elite tourism. Coast and beach: 900 m / 15 minute walk Shops, restaurants, cafes: 1.1 km / 3 minutes by car Center of Opatija: 2.8 km / 6 minutes by car Center of Rijeka: 12 km / 20 minutes Rijeka Airport: 35 km / 30 minutes Pula Airport: 95 km / 60 minutes Zagreb, Ljubljana: 120 km Budapest, Vienna, Munich: 500 km The commission of the agency for the buyer is 3% + VAT. The commission covers all services related to the purchase and is paid only in the case of real estate purchase, at the conclusion of the first legal act. Asking price: EUR 2,600,000.00 Commission (3.75%): EUR 97,500.00 Total investment: EUR 2,697,500.00 For more detailed information, please contact: Jirka Nerad Phone: +385 911 632 884 E-mail: jirka@kaiser-immobilien.hr Thank You! ID CODE: 101-235

Additional contact info

Reference Number: 647606
Agency ref id: 101-235