

## Opatija, samostojeća kuća s vrtom u blizini centra, 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  
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, samostojeća kuća s vrtom u blizini centra
Property for:	Sale
House type:	detached
Property area:	70 m <sup>2</sup>
Lot Size:	94 m <sup>2</sup>
Number of Floors:	1
Bedrooms:	3
Bathrooms:	1
Price:	290,000.00 €
Updated:	Nov 20, 2024

### Condition

Built: 1940

### 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: Near the center of Opatija, there is a detached old house with a small garden, consisting of a ground floor and an upper floor, built before 1968. The ground floor has a total of 3 rooms in a usable area of 25.58 m<sup>2</sup>, a space connected to

electricity and water for complete adaptation. Upstairs are: bedroom, living room, hallway, bathroom and kitchen in an area of 33 m<sup>2</sup> with an outdoor terrace totaling 45.23 m<sup>2</sup>. At the entrance to the house there is another small terrace of approx. 12 m<sup>2</sup> and a garden where there is a small storage room for wood. The entire space is in need of complete renovation. There is the possibility of extensions and upgrades, which makes this position interesting, as well as the view from the upper floor of the garden, all near the center of Opatija. All amenities are within walking distance, and the sea and the beach are about a 7.8-minute walk away. The parking lot can be built inside the building on the ground floor, and currently there is the possibility of parking on the public surface with the payment of a special ticket for the owner. All facilities necessary for life are within walking distance of 5 to 10 minutes. The location is far from major cities: Rijeka 20 minutes drive, Zagreb 1 hour 30 minutes, Vienna 5 hours, Berlin 10 hours, Trieste 1 hour 30 minutes, Ljubljana 1 hour 40 minutes, Pula airport 1 hour 30 minutes, Krk airport 40 minutes. For all inquiries, please contact your agent Eli Lovko tel. 0916133776 call Croatia +385 Agency commission is 3%+VAT ID CODE: 121-082

### Additional contact info

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Agency ref id: 121-082  
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