

Opatija, Poklon – Vila u parku prirode s pogledom na more, 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
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, Poklon – Vila u parku prirode s pogledom na more
Property for:	Sale
House type:	detached
Property area:	425 m ²
Lot Size:	3870 m ²
Number of Floors:	1
Bedrooms:	8
Bathrooms:	5
Price:	2,000,000.00 €
Updated:	Nov 16, 2024

Condition

Built:	1835
Last renovation:	2024

Location

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

Permits

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

Additional information

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

Heating

Central heating:	yes
------------------	-----



Parking

Garage: yes

Description

Description:

The real estate agency Kaiser Immobilien from Opatija has included in its offer a renovated historic villa located on the Poklon pass in the middle of the Učka nature park, at an altitude of 950 m. The villa was built in the first half of the 19th century, and was reconstructed in 2007. The last adaptation was carried out in 2024, when the upper layer of the facade and the roof were renovated. The villa is located on land with a total area of 3870 m². The part that immediately surrounds the villa is 1530 m², and the remaining part of 2370 m² is the forest below the villa, which is separated from the upper plot by a forest path. In addition to the villa itself, there is also the ruin of an old stone house on the upper plot. The villa consists of a ground floor, a first floor and an attic. The interior is in the renovation phase, but all installations have been completed, including central heating. The ground floor has an area of approx. 145 m² and on it, among other things, there is a garage and a wine cellar. The internal staircase takes us to the 1st floor of almost 200 m². On this level is the main entrance to the villa and the main living area with the living room, kitchen and dining room. There are also two bedrooms and a bathroom. The staircase continues to the attic of almost 85 m², where three more bedrooms and two bathrooms are provided. From all floors there is a beautiful open view of the Kvarner Bay and the surrounding forests. This year, the upper layer of the facade and the roof of the house were renovated. A unique property in a nature park, ideal for lovers of peace and nature. Coast and beach: 15 km / 25 minutes Center of Opatija: 15 km / 25 minutes Rijeka: 20 minutes / 35 km Rijeka Airport: 50 km / 60 minutes Pula Airport: 80 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. Purchase price of the property: EUR 2,000,000.00 Commission (3.75%): EUR 75,000.00 Total investment: EUR 2,075,000.00 For more detailed information, please contact: Jirka Nerad Phone: +385 911 632 884 E-mail: jirka@kaiser-immobilien.hr Thank You! ID CODE: 101-234

Additional contact info

Reference Number: 647711
Agency ref id: 101-234

Contact phone: +385911632884, +385995677888,