

Oprič – Novoizgrađeni stan sa velikim terasama i prekrasnim pogledom, Opatija - Okolica, 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
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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:	Oprič – Novoizgrađeni stan sa velikim terasama i prekrasnim pogledom
Property for:	Sale
Property area:	111 m ²
Floor:	1
Number of Floors:	1
Bedrooms:	3
Bathrooms:	1
Terrace area:	66 m ²
Price:	329,000.00 €
Updated:	Oct 04, 2024

Condition

Built:	1970
Last renovation:	2024

Location

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

Permits

Ownership certificate:	yes
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Additional information

Energy efficiency:	In preparation
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Heating

Central heating: yes

Parking

Number of parking spaces: 2

Description

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Apartment Oprič - 2.950,00 EUR/m², the buyer does not pay commission! The real estate agency Kaiser Immobilien from Opatija, in exclusive cooperation with the owner, is putting on the market the newly renovated attic space of a semi-detached house in a beautiful, quiet location in the village of Oprič. The house is located on the edge of the village, on the border with the non-building greenbelt and only 3 km from the center of Lovran with the Lungomare promenade, countless beaches and all facilities for a pleasant family life or recreation. The entire attic was built from the ground up and the newly created apartment has a large open space living room with kitchen and dining room (total approx. 40 m²), two bedrooms, bathroom, another guest toilet and technical room/storage room. Made was the insulation of the roof (rock wool 16 cm), insulation of all walls (rock wool 7 cm on the inside) and a new thermal facade on the whole house (styrofoam 10 cm). New are also all installations (water, electricity, drainage), floors (quality vinyl and tiles), double plasterboard walls, windows and balcony doors (REHAU profile) with triple glazing, electric blinds and mosquito nets. Heating and cooling is provided by a modern LG heat pump in combination with Olimpia Splendid fan coil units and a hot water tank. The bathroom and toilet also have electric underfloor heating. The apartment also has 2 really large terraces (38 m² and 28 m²). The terrace, which offers a beautiful view of the sea and the surrounding hills, is illuminated by the sun all day long, and all the installations for the summer kitchen or the hydromassage tub are prepared here. The second terrace, on the other hand, offers pleasant shade and will come in handy especially on hot summer days. The apartment also has approx. 50 m² of garden, which is newly paved and offers 2 sufficiently large parking spaces. The total net area of the apartment is 83.2 m², terraces and outdoor stairs of a total of 72.45 m² according to the coefficient of 0.25 add 18.1 m² and the parking lot of 50 m² according to the coefficient of 0.20 add another 10 m². An ideal property without compromise for a very comfortable family life or moments of relaxation in a quiet place with a beautiful view, which is just waiting for its new owners to furnish it exactly according to their wishes and needs. Center of Lovran, beach, shop, restaurant, coffee bar: 3 km / 5 minutes Center of Opatija: 7 km / 13 minutes Rijeka: 15 km / 25 minutes Rijeka Airport - 45 km / 45 minutes Pula Airport - 80 km / 80 minutes Zagreb Airport - 180 km / 120 minutes Venice Airport - 200 km / 150 minutes ID CODE: 101-227

Additional contact info

Reference Number: 647842

Agency ref id: 101-227