

Opatija, centar, stan na III katu s terasom i pogledom na more, 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 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, centar, stan na III katu s terasom i pogledom na more
Property for:	Sale
Property area:	97 m ²
Floor:	3
Bedrooms:	3
Price:	500,000.00 €
Updated:	Oct 03, 2024

Condition

Built: 1890

Location

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



Permits

Ownership certificate: yes

Additional information

Energy efficiency: In preparation

Heating

Central heating: yes

Description

Description: In the very center of Opatija, about 40 steps from the sea and beaches in an Austro-Hungarian villa on the third floor, Kaiser-immobilie offers a 97 m² apartment for renovation with a terrace and a view of the sea and the nearby port. The shallow steps on the staircase of the building lead to the 3rd floor and the entrance to the apartment. The space of the apartment is L-shaped. The apartment has two entrances, suitable for conversion into two smaller living spaces. The

height of the rooms is approx. 2.30, high attic. All woodwork in the apartment, wooden beams are made of ecological materials that are produced according to sustainable principles. The beams are made of cherry wood, in addition to their positive and healthy impact on people and the environment, they make the space warm and pleasant to the eye. Velux windows in the apartment are made according to the highest quality material standards and are designed for a longer service life. Entering one of the main doors of the apartment, we enter a large room with two large skylights, and an "old" wood-burning potash stove is located on the southeast wall. From that room we pass into a smaller room with a glass wall and an exit to the terrace of approx. 7 m². From the corridor we enter 2 rooms that also have a skylight and a smaller window. There are two more rooms designed for a bathroom with a toilet with drains and connections and a kitchen. Throughout the apartment, there are radiators designed for electric central heating. The apartment is bright and dry, even though no one stays there for a long time. In the vicinity, there are all the facilities necessary for life, such as a market, pharmacy, clinic, newspaper kiosk, city bus station, shops, cafes, restaurants and others. Although the apartment is in the center, its southern orientation and old Austro-Hungarian construction with thick walls made it possible to live without city noise. Also one of the advantages is going to the beach, which is a three-minute walk away. It takes about 15 minutes by car to the nearby town of Lovran, about 15 minutes of easy walking along the Lungo mare promenade to the small fishing village of Volosko, about 20 minutes by car to the top of the Učka mountain, about 30 minutes by car to the Platak ski resort. Other major cities are distant: Vienna 5 hours by car, Trieste 1 hour, Ljubljana 1 hour-30 minutes, Zagreb 1 hour-30 minutes, Pula airport 1 hour-20 minutes, Krk airport 40 minutes, Berlin 10 hours. For additional information and a tour, contact your agent: Eli Lovko, mobile: 0916133776; eli@kaiser-immobilien.hr Agency commission is 3% + VAT ID CODE: 121-052

Additional contact info

Reference Number: 647873
Agency ref id: 121-052