

## Opatija, centar - stan uz more sa predivnim pogledom, 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 Silvija 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 uz more sa predivnim pogledom
Property for:	Sale
Property area:	43 m <sup>2</sup>
Floor:	4
Number of Floors:	4
Bedrooms:	2
Bathrooms:	1
Price:	395,000.00 €
Updated:	Oct 04, 2024

### Condition

Built:	1950
Last renovation:	2023

### Location

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



### Permits

Building permit:	yes
Ownership certificate:	yes

### Additional information

Energy efficiency:	In preparation
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### Description

Description:	Kaiser Immobilien presents a wonderful apartment in the very center of Opatija, only 20 meters from the sea. The apartment is located on the 4th floor of an old Austro-Hungarian villa with a total living area of 43 m <sup>2</sup> , and the apartment also has a separate woodshed. The apartment consists of a living room, dining room and open concept kitchen, one bedroom, bathroom and two balconies. One balcony
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has an exit from the living room, while the other has an exit from the bedroom. The apartment was completely renovated at the end of 2023. Ceramics are used throughout the apartment, while high-quality laminate is used in the rooms. The PVC joinery is completely new, while air conditioning is used for heating. Gentle colors were used in combination with wooden surfaces, which in combination with the details give this apartment a special charm. The kitchen is fully equipped with all the necessary kitchen appliances with an additional island. The organization and layout of the apartment is excellent. Just a few steps from the center of Opatija, the beach of Slatina and all the accompanying amenities, this recently renovated apartment has an impressive appearance, and all rooms are south-facing, thus offering plenty of light and warmth throughout the year, regardless of the season. This apartment is located in a prime location, making it the perfect place to live or as a tourist investment. For more information, call your agent: Davor Piškulić [davor@kaiser-immobilien.hr](mailto:davor@kaiser-immobilien.hr) + 00385 955838240 ID CODE: 110-049

### Additional contact info

Reference Number: 647899  
Agency ref id: 110-049