

## Opatija – Etaža povijesne vile 100 m od mora, 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 – Etaža povijesne vile 100 m od mora
Property for:	Sale
Property area:	126 m <sup>2</sup>
Floor:	1
Number of Floors:	1
Bedrooms:	4
Bathrooms:	2
Terrace area:	12 m <sup>2</sup>
Price:	415,000.00 €
Updated:	Nov 15, 2024

### Condition

Built:	1922
Last renovation:	2019

### Location

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

### Permits

Ownership certificate:	yes
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### Additional information

Energy efficiency:	C
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### Parking

Number of parking spaces:	1
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## Description

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The real estate agency Kaiser Immobilien from Opatija presents a very charming apartment in a historic villa from the first half of the 20th century, only 100 m from the coast as the crow flies. The apartment has a total area of 126.97 m<sup>2</sup> (the apartment itself 92.22 m<sup>2</sup>, internal staircase 9.06 m<sup>2</sup>, attic above the apartment 20.99 m<sup>2</sup> and storage in the basement 4.70 m<sup>2</sup>). The villa has three floors and there is one apartment on each floor. The apartment for sale is located on the 2nd floor of the villa and includes a central entrance hall, 3 bedrooms, living room with kitchen and dining room, storage room and 2 bathrooms. The living room opens onto a terrace (approx. 12 m<sup>2</sup>) with seating and a view of the entire Kvarner. The apartment is very spacious, bright and extremely functional layout. The orientation of the apartment is almost ideal and thanks to that the apartment is exposed to sunlight throughout the day. The garden surrounding the villa has an area of 1,947 m<sup>2</sup> and, as in the case of a number of other historical villas on the Opatija Riviera, is the property of the city of Opatija. The owners of the apartments in the villa have the right to use the same, and this apartment has a gazebo with seating and 1 parking space in the garden. A property with potential, a prime location and a fantastic view, which represents an excellent opportunity for those looking for an attractive residence just 100 meters from the Lungomare promenade (approx. 250 m walking distance). Shop, restaurant - 200 m Coast and beach - 250 m Center of Opatija - 1 km Rijeka Airport - 40 km / 50 minutes Pula Airport - 80 km / 80 minutes Zagreb Airport - 180 km / 120 minutes Venice Airport - 200 km / 150 minutes 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 415.000.00 Intermediary fee (3.75%): EUR 15.562.50 Total investment: EUR 430.562.50 ID CODE: 101-223

## Additional contact info

Reference Number: 647906  
Agency ref id: 101-223  
Contact phone: +385911632884, +385995677888,