

Opatija - mediteranska villa, pogled na more, 328m2, Opatija, 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
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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:	Opatija - mediteranska villa, pogled na more, 328m2
Property for:	Sale
House type:	detached
Property area:	328 m ²
Lot Size:	870 m ²
Number of Floors:	1
Bedrooms:	5
Bathrooms:	4
Price:	1,200,000.00 €
Updated:	Nov 16, 2024

Condition

Built:	2022
Last renovation:	2022

Location

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

Permits

Building permit:	yes
Ownership certificate:	yes

Additional information

Energy efficiency:	In preparation
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Heating

Central heating:	yes
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Parking

Garage: yes

Description

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Kaiser Immobilien mediates the sale of an elegant, rustic-Mediterranean style villa located in a beautiful location. The building with a total area of 328m², with a beautifully landscaped garden of 870m², is located in a quiet location near all amenities and only 2.5 km from the sea and the first beaches as the crow flies. On the ground floor there is an open-concept living area that includes a living and dining room, a kitchen, one bedroom with a bathroom, and a guest toilet. From the kitchen and living room there is access to a spacious covered terrace of 42 m². Below is a meticulously landscaped garden with a wood-burning fireplace. Upstairs there are three spacious bedrooms with private bathrooms and private balconies, from which there is a beautiful open view of the sea and the surrounding nature. Heating/cooling is regulated via air conditioning (smart control via Wi-Fi), underfloor heating is installed throughout the house (smart control via Wi-Fi), and there is a pellet fireplace in the dining room, which gives a special atmosphere in cold days (smart control via Wi-Fi). The villa also has 3 solar panels with a 400L boiler for heating sanitary water, and is equipped with a smart video surveillance and alarm system. A children's park with entertainment for the youngest, a barbecue, a heated swimming pool measuring 8 x 4m, a water heating system with a heat pump (wi-fi smart) is located on a beautifully landscaped and fenced garden. Mediterranean plants and grass in the garden are maintained by a smart irrigation system. An additional feature of this property is the garage with remote opening and the laundry room, total area of 54 m². The yard is bordered by a fence, and access is via a remote-controlled sliding door. ID CODE 105-220 The commission of the agency for the buyer is 3% + VAT and is paid in the case of real estate purchase, at the conclusion of the first legal act. ID CODE: 105-220

Additional contact info

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