

## 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  
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 - mediteranska villa, pogled na more, 328m2 |
| Property for:     | Sale  |
| House type:       | detached  |
| Property area:    | 328 m <sup>2</sup>                                  |
| Lot Size:         | 870 m <sup>2</sup>                                  |
| Number of Floors: | 1   |
| Bedrooms:         | 5   |
| Bathrooms:        | 4   |
| Price:            | 1,200,000.00 €                                      |
| Updated:          | Oct 03, 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 |
|--------------------|----------------|



### Heating

|                  |     |
|------------------|-----|
| Central heating: | yes |
|------------------|-----|

## Parking

Garage: yes

## Description

Description:

Kaiser Immobilien mediates the sale of an elegant, rustic-Mediterranean style villa located in a beautiful location. The building with a total area of 328m<sup>2</sup>, with a beautifully landscaped garden of 870m<sup>2</sup>, 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 m<sup>2</sup>. 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 m<sup>2</sup>. 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

Reference Number: 648019  
Agency ref id: 105-220