

## Opatija, dvoetažni stan prvi red do 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, dvoetažni stan prvi red do mora
Property for:	Sale
Property area:	187 m <sup>2</sup>
Floor:	1
Number of Floors:	2
Bedrooms:	6
Bathrooms:	5
Price:	1.00 €
Updated:	Nov 16, 2024

### Condition

Built: 1935

### 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

### Parking

Number of parking spaces: 1

## Description

Description:

Kaiser Immobilien presents you near the center of Opatija a luxurious two-story apartment in an Austro-Hungarian villa located about 40 meters from the beaches and the sea in the green oasis of the garden that surrounds it. The villa itself has been restored, the facade and roof have been completely renovated, with preserved original ornamentation. The property consists of a floor and a high attic, which is connected by an internal staircase. On the first floor there is an entrance hall, two bedrooms each with a bathroom and a toilet, a living room with a kitchen and an outdoor covered terrace, the rooms of which face the south side with a view of the sea and the coast. The staircase from the entrance hall leads us to a high attic where there are: two bedrooms with bathrooms and toilets, a kitchen with a living room and a terrace and a toilet on the mezzanine floor in a total area of 187 m<sup>2</sup>. On each floor there are 2 top quality air conditioners for cooling and heating. In the garden of the villa, right next to the apartment, there is a parking space on the roof of the tavern with a barbecue and an outdoor terrace with a view of the promenade along the sea and the beach. The furniture and the interior decoration itself is of top design in accordance with the space and the location where it is located. Larger cities are far from the location: 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, mob: 0916133776; eli@kaiser-immobilien.hr Agency commission is 3% + VAT ID CODE: 121-019

## Additional contact info

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Agency ref id: 121-019  
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