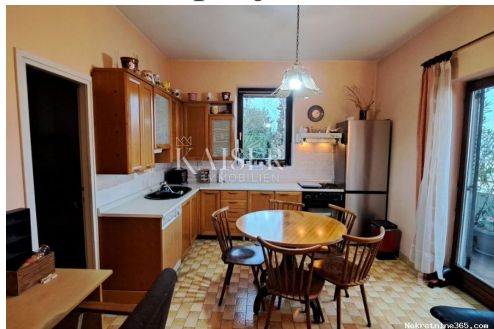


## Opatija, predivna lokacija stana s terasom i pogledom na Lungo mare, Rijeku s otocima, Opatija, Flat



### 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 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, predivna lokacija stana s terasom i pogledom na Lungo mare, Rijeku s otocima
Property for:	Sale
Property area:	202 m <sup>2</sup>
Bedrooms:	3
Balcony area:	21 m <sup>2</sup>
Terrace area:	100 m <sup>2</sup>
Price:	690,000.00 €
Updated:	Nov 17, 2024

### Condition

Built:	1900
Last renovation:	1980

### Location

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



### Permits

Ownership certificate:	yes
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### Additional information

Energy efficiency:	In preparation
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### Description

Description:	The story of Opatija is fatefully linked to the small church of St. Jakov, and the church property that would later become the city of Opatija. St. Jakov is the patron saint of pilgrims and travelers, then apothecaries, tanners, farmers, fruit growers and ... Opatija. In a pleasant environment, in the most elite part of Opatija, surrounded by old Austro-Hungarian villas and villas of recent construction, right
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next to the sea, is the apartment that we present to you. An apartment consisting of: a studio-apartment and an apartment as two units that make up one space, located in the basement of the building. The central part of the apartment consists of a living room that is connected to the kitchen, and both rooms have an exit to a balcony of approx. 20 m<sup>2</sup> on the southeast side of the building, from which there is an open, beautiful view of the sea, Rijeka and the islands. The kitchen and the living room are connected to the corridor from which we enter the bedroom and bathroom with a toilet, the total area of the apartment is 82 m<sup>2</sup>. The studio apartment has one larger room with a small kitchen and a bathroom with a toilet. Both the apartment and the apartment are connected to a large terrace on the north-eastern side of the building, from which there is an open view of the sea, and this on an area of approx. 100 m<sup>2</sup>. There is also a small tavern for things and garden supplies. The environment is enriched with plants from the Mediterranean climate. All important facilities, such as shops, bus stations, coffee shops, are located within a 10-minute walk, and the center of Opatija is an easy 20-minute walk away. But if we want to take a bath, it is enough to take a few steps and find ourselves on one of the small beaches in the vicinity of the facility. The Imperial Promenade of Francis Joseph I, which stretches from Volosko to Lovran in a length of approx. 8 km, as well as the greenery of Opatija and the blue of the sea are the sights that surround us in this location. The location is about 40 minutes away by car from Krk airport, Pula about 1 hour and 30 minutes, Ljubljana about 1 hour and 30 minutes, Trieste about 1 hour and 30 minutes, Zagreb about 1 hour and 30 minutes. Istria with its gastronomic offer, Motovun, Buzet, and other places with a high gastronomic offer and developed agro-tourism are only an hour to an hour and a half away. Get to know this location by calling: For additional information and a tour, contact your agent: Eli Lovko, mob: 0916133776 ;eli@kaiser-immobilien.hr Agency commission is 3% + VAT ID CODE: 121-011

## Additional contact info

Reference Number: 648147  
Agency ref id: 121-011  
Contact phone: +385916133776, +385995677888