

## Opatija, 80 m2 stana u austrougarskoj vili za potpunu adaptaciju, 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, 80 m2 stana u austrougarskoj vili za potpunu adaptaciju
Property for:	Sale
Property area:	82 m <sup>2</sup>
Floor:	1
Number of Floors:	1
Bedrooms:	4
Price:	780,000.00 €
Updated:	Nov 17, 2024

### Condition

Built: 1913

### 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

### Description

Description: The century of the creation of Opatija (XII century) is taken roughly, and it is assumed that the small church of St. James was built on the site of a former shrine to some other deity. Whether to Apollo or to the Liburnian goddess of love, health and fertility, Anzotica, we can only guess. Love has always been a welcome guest in the fabulous Opatija, in the area of which we still call Liburnia after the ancient tribe that lived here. In the heart of Opatija, near the famous bathing resort of Slatina, we present an apartment in an old Austrian villa. The building as well as the environment of the building and the apartment itself need a complete

renovation. The apartment is located in a building on the first floor consisting of a basement, ground floor and first floor in a villa with a total of 6 apartments. It consists of three bedrooms, a kitchen, a bathroom with a toilet and a living room with a loggia from which we have an open view of the sea and which faces south. Proximity to all facilities: restaurants, coffee bars, cafes, pharmacy, bus station, shops, health center, fitness center, tennis court and others makes this location of the apartment a good location for living. Ljubljana is about 1 hour and 30 minutes away. driving, Trieste approx. 1 hour, Zagreb approx. 1 hour and 30 minutes, Poreč and Pula approx. 1 hour, the island of Krk approx. 40 minutes. Airports: Zagreb, Trieste, Pula, Ljubljana, Krk are an hour to an hour and a half away by car from Opatija. ID CODE: 121-010

### Additional contact info

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Agency ref id: 121-010  
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