

## Rijeka, Krimeja - Stan u dvojnoj kući sa okućnicom, Rijeka, 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:	Rijeka, Krimeja - Stan u dvojnoj kući sa okućnicom
Property for:	Sale
Property area:	108 m <sup>2</sup>
Floor:	1
Number of Floors:	1
Bedrooms:	3
Bathrooms:	1
Price:	210,000.00 €
Updated:	Nov 17, 2024

### Condition

Built: 1960

### Location

Country:	Croatia
State/Region/Province:	Primorsko-goranska županija
City:	Rijeka
City area:	Krimeja
ZIP code:	51000



### Permits

Ownership certificate: yes

### Additional information

Energy efficiency: In preparation

### Description

Description: Kaiser Immobilien proudly presents a sunny apartment consisting of: hallway, kitchen, living room, bathroom, two rooms and a balcony, total area 78.67 m<sup>2</sup>, to which it belongs as a side part of the veranda of 3.89 m<sup>2</sup>, and they belong to it as part of the tavern 2 with an area of 15.25 m<sup>2</sup>, a staircase with an area of 8.29 m<sup>2</sup>, a storage room under the staircase with an area of 2.35 m<sup>2</sup>. The attic also belongs to the apartment, the highest point is 2 meters and can be converted into a beautiful and bright living space. The apartment also has a garden of 36 m<sup>2</sup>. This property is

ideal for families or as a rental investment. Additional value to the apartment is provided by the cellar in the basement, ideal for storage or as a space for hobbies, with two storage rooms providing additional space for organization. The attic also belongs to the apartment, the highest point is 2 meters and can be converted into a beautiful and bright living space. Recently, new PVC joinery was installed, which further improves the energy efficiency and aesthetics of the apartment. It is located in a semi-detached house with a total of two apartments, providing privacy and peace. This property is located close to all essential amenities including shops, mall, bakery, bus stops, pharmacy, restaurants, cafes, student campus and hospital, making everyday life extremely convenient. Only a 5-minute drive separates you from the first beach, which makes this apartment the perfect place to enjoy summer activities. The apartment is shared, which makes it easier to buy and later sell. This is an ideal opportunity for those looking for a comfortable and practical living space in an excellent location! For more information, contact the agent. Tamara Lay mob: +385 99 4555 131 e-mail: [tamara@kaiser-immobilien.hr](mailto:tamara@kaiser-immobilien.hr) ID CODE: 109-157

### Additional contact info

Reference Number: 648158  
Agency ref id: 109-157  
Contact phone: +385994555131, +385995677888