

## Opatija, centar trosobni komforni stan u austrougarskoj vili s pogledom na obalu i more, 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  
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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, centar trosobni komforni stan u austrougarskoj vili s pogledom na obalu i more
Property for:	Sale
Property area:	150 m <sup>2</sup>
Floor:	3
Number of Floors:	3
Bedrooms:	4
Price:	590,000.00 €
Updated:	Oct 03, 2024

### Condition

Built:	1907
Last renovation:	2000

### Location

Country:	Croatia
State/Region/Province:	Primorsko-goranska županija
City:	Opatija
City area:	Opatija
ZIP code:	51410



### Permits

Ownership certificate:	yes
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### Additional information

Energy efficiency:	In preparation
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### Parking

Number of parking spaces:	1
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### Description

Description:	Opatija, a city on the northern coast of the Adriatic with the recognizable
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architecture of the Viennese architect Carl Seidl, who strongly marked the area from Volosko to Lovran, with the largest number of realizations in Opatija, and gave Opatija the visual identity that characterizes it to this day - as a small town with romantic country architecture integrated into lush Mediterranean greenery. The Opatija villa, in which we present an apartment that extends over the entire floor of the villa, is located on the 3rd last floor of a well-maintained Austro-Hungarian villa, which in section AA has a basement, a high ground floor and 3 floors, with a total of five apartments. The floor has a south-east orientation, all rooms face the sea. The villa is surrounded by historical buildings and private houses, in a quiet street near the center of Opatija. From the staircase of the building, you enter the corridor, which is the main link between the kitchen, the dining room with the living room and the bathroom with shower cabin and toilet, and a space for storing things and household items with a smaller vestibule from which you can enter all three bedrooms and a bathroom with a bathtub and a shower. - a cabin and a toilet with a total area of 150 m<sup>2</sup>. The spacious living room attracts us with its warmth and the antique potash stove, and the large windows distract us from the view of Opatija and the sea coast. The roof of the floor was renovated 4 years ago, it can be said that it is a completely new roof. Heating and cooling in the entire floor with a heat pump and fan-coilers. In the garden of the villa, the apartment uses 1 parking space. In a few minutes' walk you can find everything you need for a comfortable life or a relaxing vacation, including the city market, shops, cafes, restaurants, hair salons, banks, sports grounds, cultural center or public transport stations, as well as the famous Lungo promenade. seas and nearby city beaches such as the swimming pool near Villa Angiolina. For additional information and a tour, contact your agent: Eli Lovko, mob: 0916133776; eli@kaiser-immobilien.hr Agency commission is 3% + VAT ID CODE: 121-004

## Additional contact info

Reference Number: 648172  
Agency ref id: 121-004