

## Mošćenička Draga, kuća s pogledom na more, Mošćenička Draga, House



### 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:	Mošćenička Draga, kuća s pogledom na more
Property for:	Sale
House type:	detached
Property area:	205 m <sup>2</sup>
Lot Size:	1027 m <sup>2</sup>
Number of Floors:	1
Bedrooms:	4
Bathrooms:	1
Price:	450,000.00 €
Updated:	Oct 03, 2024

### Condition

Built: 1970

### Location

Country:	Croatia
State/Region/Province:	Primorsko-goranska županija
City:	Mošćenička Draga
City area:	Mošćenička Draga
ZIP code:	51417

### Additional information

Energy efficiency: B

### Heating

Central heating: yes

### Parking

Number of parking spaces: 4

### Description

Description: Kaiser Immobilien is proud to present this beautiful family home located in a quiet location, on a spacious plot of 1027 m<sup>2</sup>, with an enchanting view of the sea. The

most beautiful beaches are only 5 minutes away by car, and there is also a newly opened golf course nearby. The house is located in a quiet part of the street, surrounded by greenery, with access via an asphalt road and is connected to the public water supply system. The green belt in front and behind the house ensures an uninterrupted view of the sea and the forest, providing peace and privacy. The house is divided into three apartments and consists of a ground floor, a first floor and a tavern. On the first floor there is a three-room apartment with living room, kitchen and bathroom, total area 83 m<sup>2</sup>, with a balcony of 10 m<sup>2</sup> and a large terrace of 30 m<sup>2</sup>. The total area of the apartment is 123 m<sup>2</sup>. The apartment is equipped with oil and wood central heating. The apartment on the first floor was renovated and equipped in 2024, including a new bathroom and exterior and interior carpentry. The facade of the house was renovated, the terrace and yard were decorated. The ground floor of the house offers 60 m<sup>2</sup> of unfurnished living space that can be converted into two apartments, one large apartment, or space for entertainment and socializing. Electricity, water, drainage and central heating installations have already been prepared. The tavern is semi-buried, located at the back of the house, with an area of 17 m<sup>2</sup>, including a garden terrace and a storage room for tools. The yard is landscaped and bordered by ancient dry walls, with a small orchard and garden. A brick stone fireplace/barbecue, a large terrace in front of the house, and a landscaped orchard plateau behind the house are ideal places for hanging out in the fresh air. The plot is large enough to build a swimming pool with a sea view. There is enough space in front of the house to park several vehicles. The house is categorized and used for tourist rental, and can continue with a successful tourist business. For more information and to arrange a viewing, contact us at +385 915404646. ID CODE: 120-015

## Additional contact info

Reference Number: 648259  
Agency ref id: 120-015