

Opatija, Poljane dvije kamene kuće s pogledom na more, Opatija - Okolica, 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:	<p>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.</p>

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, Poljane dvije kamene kuće s pogledom na more
Property for:	Sale
House type:	detached
Property area:	223 m ²
Lot Size:	1288 m ²
Number of Floors:	1
Bedrooms:	7
Bathrooms:	2
Price:	670,000.00 €
Updated:	Nov 17, 2024

Condition

Built:	1896
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Location

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

Additional information

Energy efficiency:	In preparation
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Heating

Central heating:	yes
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Parking

Number of parking	4
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spaces:

Covered parking space: yes

Description

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Kaiser Immobilien presents on the beautiful slopes of Opatija, in the quiet settlement of Poljane, two magical stone houses that enchant not only with their traditional renovation, but also with a spectacular view of Kvarner. These two properties, a combination of modern and old, offer a total of 208.50 m² of interior space and an additional 13 m² of outdoor storage. Each of these houses has its own unique character and functional distribution on the basement and ground floor. The first house, with a total area of 103.11 m², opens with its magical storage room and decorated cellar in the basement of 36.38 m². From this rustic and charming space, stairs ascend to the main floor where you are greeted by a kitchen, dining room, hallway, large living room and bedroom, together covering 66.73 m² of floor space. The second house, with a total area of 105.35 m², offers its own character and beauty. On the ground floor, the kitchen, dining room and spacious living room open onto a beautiful terrace in front of the house, creating a perfect space to enjoy the view of Kvarner. Also on the ground floor there is a staircase leading to the first floor of the house and an additional storage room, with a total area of 63.02 m². On the first floor there is a spacious bathroom, a hallway and two beautiful bedrooms, which together occupy 42.33 m². One of the most pronounced characteristics of these properties is the incredible sea view that can be enjoyed from almost every room in the houses. Every moment spent within these walls provides a unique opportunity to enjoy the beauty of the Kvarner Bay. Considering the area of the land of 1288 m², the garden is completed by top facilities. There is a swimming pool measuring 6x4 m, a sunbathing area for relaxing under the sun, a fully equipped summer kitchen for socializing and cooking outdoors, a grill for preparing delicious meals, a carport for safe parking, a woodshed for firewood and a stocked water tank of 30 m³ with hydrophore. Inside the garden, there is enough space to park several cars. These beautiful stone houses offer comfortable and idyllic living, surrounded by coastal charm and beautiful natural surroundings. ID CODE: 120-004

Additional contact info

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