

## Opatija, Veprinac – Obiteljska kuća s velikim zemljištem u okrilju prirode, 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: 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, Veprinac – Obiteljska kuća s velikim zemljištem u okrilju prirode
Property for:	Sale
House type:	detached
Property area:	240 m <sup>2</sup>
Lot Size:	2811 m <sup>2</sup>
Number of Floors:	1
Bedrooms:	4
Bathrooms:	2
Price:	375,000.00 €
Updated:	Oct 03, 2024

### Condition

Built:	1995
Last renovation:	2001

### Location

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

### Permits

Building permit:	yes
Ownership certificate:	yes



### Additional information

Energy efficiency:	In preparation
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### Parking

Number of parking spaces: 7

## Description

Description:

The real estate agency Kaiser Immobilien from Opatija is exclusively putting on the market a detached house located only 8 km from the coast of the Opatija Riviera. The house is located in an extremely quiet location and is ideal for a relaxing life or recreation. The surroundings of Opatija are ideal for those looking for peace and privacy. The simultaneous proximity of the sea coast, the Učka nature park and the expressway to Istria, Rijeka, Zagreb, Ljubljana and other destinations makes the location very attractive and practical for various needs. The house itself consists of 2 separate apartments, each with an area of approximately 100 m<sup>2</sup>. On the high ground floor there is an entrance hall, toilet, bathroom, kitchen, 2 spacious bedrooms and a large living room with a terrace. The heating is on solid fuels and the house has 2 chimneys for these needs. The house is supplied with city water supply, electricity (including a three-phase connection) and a telephone with an optical cable. There is no sewage system in the settlement, so the house has a septic tank, and preparatory works for its expansion have also been carried out. An external staircase leads to the attic, which offers a beautiful open space with lots of light, 3 skylights, 2 balconies and a separate bathroom with toilet. Below the ground floor, there is an additional separate room that can be adapted to the different needs of the new owners, as well as space for a future boiler room/engine room. Next to the house, a shaft was dug for the future cistern for rainwater with a volume of 75 m<sup>3</sup>, which is an excellent ecological option for water conservation. The house represents a very solid starting point for completion exactly according to the ideas of the future owners. The roof is in excellent condition, the house is dry, and the moisture in some places from the recent rains would be permanently solved by finishing the facade and replacing the windows and shutters. This property offers a unique atmosphere, hidden from the outside world thanks to the untouched nature that surrounds it. With endless potential and a fantastic location, this is an opportunity that will allow you to enjoy life and forget about all the worries of everyday life. Shop, cafe, crèche, kindergarten, school: 800 m Expressway: 1.5 km Beach, center of Opatija: 8 km Center of Rijeka: 20 km Rijeka airport: 40 km Pula airport: 85 km ID CODE: 101-196

## Additional contact info

Reference Number: 648398  
Agency ref id: 101-196