

Opatija – Stan u austrougarskoj vili, 2. red do mora, 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
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: | Opatija – Stan u austrougarskoj vili, 2. red do mora |
| Property for: | Sale |
| Property area: | 244 m ² |
| Number of Floors: | 1 |
| Bedrooms: | 4 |
| Bathrooms: | 2 |
| Balcony area: | 7 m ² |
| Terrace area: | 16 m ² |
| Price: | 1,200,000.00 € |
| Updated: | Oct 03, 2024 |

Condition

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|------------------|------|
| Built: | 1906 |
| Last renovation: | 2010 |

Location

| | |
|------------------------|-----------------------------|
| Country: | Croatia |
| State/Region/Province: | Primorsko-goranska županija |
| City: | Opatija |
| City area: | Opatija |

Permits

| | |
|------------------------|-----|
| Building permit: | yes |
| Ownership certificate: | yes |



Additional information

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|--------------------|----------------|
| Energy efficiency: | In preparation |
|--------------------|----------------|

Heating

| | |
|------------------|-----|
| Central heating: | yes |
|------------------|-----|

Parking

Number of parking spaces: 2

Description

Description:

Real estate agency Kaiser Immobilien proudly presents a wonderful apartment located on the upper ground floor of a historic Austro-Hungarian villa from 1906. This villa is located in a quiet location, just the second row from the sea, and is surrounded by a beautiful lush park of almost 2500 m². The park is currently owned by the city of Opatija, but the owners of the apartments in the villa use it and have the right of first refusal. The total area of this property is an impressive 244 m², and in addition to the spacious apartment on the high ground floor, it also extends into the so-called "catacombs" located in the basement below. The apartment has 2 entrances and offers an entrance terrace with a comfortable seating area, a spacious living room, a kitchen equipped with all the necessary amenities, a dining room and a large hallway from which you can enter a total of 3 beautiful bedrooms, a master bathroom, a hallway with a back entrance and basement. It should be noted that one of the bedrooms has its own bathroom and a balcony, providing a unique private experience. The aforementioned basement spaces include a large laundry room, a separate room used as storage and a former cistern. This cistern, which served as a shelter during the world war, can now be converted into a tavern, wine shop or spa area. The apartment underwent sensitive modernization a few years ago, preserving all the historical elements and the authenticity of the space in order to allow the apartment to be returned to its original state. The villa in which this apartment is located is only 60 meters away as the crow flies from the beautiful coast and the popular Lungomare promenade. It is also just a few minutes' walk from the center of Opatija and the picturesque resort of Ičići. In addition to this incredible residence, there is also an outstanding opportunity to purchase the entire villa. Also for sale is a beautiful two-story apartment spread over the 1st floor and a high attic, with additional space in the basement. The total area of this apartment is 294 m² (Kaiser Immobilien code 101-190). This property represents an extraordinary opportunity to become part of the rich history of Opatija as the owner of one of its most magical jewels. Don't miss the chance to mark your destiny forever with this unique home! ID CODE: 101-189

Additional contact info

Reference Number: 648440
Agency ref id: 101-189