

Opatija, okolica – Predivan stan u venecijanskom stilu, 184 m2, Opatija - Okolica, 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 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, okolica – Predivan stan u venecijanskom stilu, 184 m2
Property for:	Sale
Property area:	183 m ²
Number of Floors:	2
Bedrooms:	4
Bathrooms:	2
Garden area:	566 m ²
Terrace area:	73 m ²
Price:	790,000.00 €
Updated:	Nov 20, 2024

Condition

Built: 2006

Location

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

Permits

Building permit:	yes
Ownership certificate:	yes

Additional information

Energy efficiency: A



Heating

Central heating: yes

Parking

Number of parking spaces: 1

Description

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A once-in-a-lifetime opportunity: enjoy a luxury apartment with a unique sea view that is just for sale! The real estate agency Kaiser Immobilien from Opatija selects from its exclusive offer a unique apartment in the immediate vicinity of Opatija, just a few minutes' walk from the beach. The apartment is located in a beautiful villa that was built in 2006 in the Venetian style and has a total of 4 apartments. The apartment from today's offer is located on the ground floor and has a total area of 206.5 m² (according to coefficients 184 m²). The absolute rarity of this extremely high-quality property, which is being sold by the builder of the villa in question, is the fact that although the apartment was regularly maintained, always heated and ventilated in winter, it was almost never actually used (since 2006, only a few weeks - for example, the wood-burning fireplace in it was never lit in the living room!). The villa is located on a slope, and since the high-rise apartment follows the surrounding terrain, there is a living room with a kitchen and a dining room together with the associated terraces on the mezzanine level, which is lower than the sleeping area, which certainly contributes to the attractiveness and practicality of the apartment. Designer furniture in the apartment is mostly of Italian origin, and its inclusion in the offer is a matter of agreement with the owner. The beautiful kitchen is designed by Berloni, the living room furniture is by Jesse, the Finstral windows are decorated with silk curtains, and the bathrooms have handmade mirrors from Udine. Original Murano chandeliers hang from the ceiling, Venetian-style dining furniture is characterized by beautiful high-gloss lacquer. All bedrooms are equipped with custom built-in wardrobes, next to the kitchen there is a practical pantry/pantry. The floors are mostly covered with massive parquet made of tropical merbau wood with a beautiful characteristic color, and elegant burglar-proof doors are reminiscent of Venice. For heating and cooling, a central Vaillant gas boiler supplemented by a central cooler is used, and the output units are Galletti fan convectors. The apartment has its own parking space and a proportional share in the almost 600 m² large garden with beautifully maintained greenery. There is a beautiful view of the town of Ika and the sea with the island of Cres, as well as the lush greenery of Učka, including its highest peak, Vojak. Without a doubt, one of the most beautiful properties offered by our agency and a unique opportunity to become the owner of a prestigious home on the Opatija Riviera. Shop, restaurant, coffee bar, coast and beach - 350 m Center of Opatija - 4 km / 7 minutes Center of Lovran - 3.5 km / 6 minutes Rijeka Airport - 40 km / 50 minutes Pula Airport - 80 km / 80 minutes Zagreb Airport - 180 km / 120 minutes Venice Airport - 200 km / 150 minutes The commission of the agency for the buyer is 3% + VAT. The commission covers all services related to the purchase and is paid only in the case of real estate purchase, at the conclusion of

the first legal act. Purchase price of the property: EUR 790,000.00 Intermediary fee (3.75%): EUR 29,625.00 Total investment: EUR 819,625.00 ID CODE: 101-182

Additional contact info

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Agency ref id: 101-182
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