

## Opatija – Stan 2S+DB u centru grada s parkirnim mjestom, 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 2S+DB u centru grada s parkirnim mjestom
Property for:	Sale
Property area:	100 m <sup>2</sup>
Number of Floors:	3
Bedrooms:	3
Bathrooms:	2
Terrace area:	10 m <sup>2</sup>
Price:	375,000.00 €
Updated:	Oct 03, 2024

### Condition

Built:	1920
Last renovation:	2022

### Location

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



### Permits

Ownership certificate:	yes
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### Additional information

Energy efficiency:	In preparation
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### Parking

Number of parking spaces:	1
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### Description

Description:	The real estate agency Kaiser Immobilien from Opatija is putting on the market an apartment in the very center of Opatija with all amenities in the immediate vicinity
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and only 200 meters / 3 minutes' walk from the coast and the Lungomare promenade. The apartment is located on the ground floor of a historic villa on the southeast side of which has a terrace (through which you enter the apartment) and a parking space for use. This three-room apartment consists of an open living room / kitchen with a dining room, two bedrooms, 2 bathrooms with a toilet and an additional room that is used as a laundry room/storage room. The apartment has been completely renovated and furnished and is suitable both for family life and as an investment for the purpose of tourist rental. The property is characterized by an excellent location in the city center, the possibility of parking and a spacious interior. A unique opportunity to become the owner of a prestigious and affordable property in the heart of Opatija. Restaurants, coffee bars, shops: 35 m Sea coast, coastal promenade: 150 m River: 10 km / 15 min Rijeka Airport: 40 km / 40 minutes Pula airport: 100 km / 75 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 395,000 Intermediary fee (3.75%): EUR 14,812.50 Total investment: EUR 409,812.50 ID CODE: 101-181

### Additional contact info

Reference Number: 648543  
Agency ref id: 101-181