

## Opatija, Centar – Dvije etaže vile u srcu grada 205 m2, Opatija, 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 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, Centar – Dvije etaže vile u srcu grada 205 m2
Property for:	Sale
House type:	detached
Property area:	205 m <sup>2</sup>
Lot Size:	136 m <sup>2</sup>
Number of Floors:	2
Bedrooms:	6
Bathrooms:	2
Price:	1,200,000.00 €
Updated:	Nov 18, 2024

### Condition

Built: 1902

### Location

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

### Permits

Building permit:	yes
Ownership certificate:	yes

### Additional information

Energy efficiency: In preparation

### Heating

Central heating: yes



## Parking

Number of parking spaces: 2

## Description

Description: The real estate agency Kaiser Immobilien from Opatija presents a condominium in a historic villa in the very center of Opatija, second row to the sea and 200 meters from the heart of the city. The object of sale is a two-story apartment, which is located on the ground floor and the first floor and with all side parts offers a living area of 205.46 m<sup>2</sup>. The ground floor of the villa has a kitchen, dining room, living room, toilet, bathroom, bedroom, laundry room and a total of 4 corridors. The 1st floor of the apartment is accessible by internal stairs and includes 4 bedrooms, a bathroom, a toilet and 2 corridors. Side parts of the apartment are 2 storage rooms (6.08 m<sup>2</sup> and 9.5 m<sup>2</sup>) on the ground floor and 2 balconies (5.54 m<sup>2</sup> and 2.61 m<sup>2</sup>) on the 1st floor. The apartment also has a part of the garden area of 136 m<sup>2</sup> with parking spaces. This property offers an incredible opportunity for a comfortable and luxurious life in the heart of Opatija, one of the most prestigious tourist destinations on the Adriatic. Its historical value and proximity to the sea make it an exceptional investment. For any additional information or to arrange a viewing of the property, feel free to contact our real estate agency. ID CODE: 101-066

## Additional contact info

Reference Number: 649006  
Agency ref id: 101-066  
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