

Opatija – Dvoetažni stan 4S+DB s fantastičnim pogledom, 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 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 – Dvoetažni stan 4S+DB s fantastičnim pogledom
Property for:	Sale
Property area:	224 m ²
Floor:	2
Number of Floors:	2
Bedrooms:	5
Bathrooms:	2
Garden area:	433 m ²
Balcony area:	29 m ²
Terrace area:	67 m ²
Price:	798,000.00 €
Updated:	Oct 03, 2024

Condition

Built: 1980

Location

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

Permits

Building permit: yes
Ownership certificate: yes

Additional information

Energy efficiency: In preparation



Heating

Central heating: yes

Parking

Number of parking spaces: 1

Covered parking space: yes

Description

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The real estate agency Kaiser Immobilien from Opatija presents from its offer a spacious two-story apartment located in a newer villa with a total of three apartments located in a maximally quiet location in the immediate vicinity of the center of Opatija and the coast. The apartment is located on the last 2nd floor and in the attic of the villa and offers a very functional layout. The lower part of the apartment consists of an entrance, a hallway, two bedrooms, an open-concept living room with a kitchen and dining room, a bathroom, a space under the stairs, a covered balcony, a covered entrance and three uncovered terraces. The internal staircase leads us to the attic with a large entrance hall that can be converted into a living room, two bedrooms, a bathroom, a terrace and a covered balcony. The total area of the apartment without external parts is 179.36 m², terraces and balconies add another 101.78 m². There is also an auxiliary part that includes an external staircase on the 2nd floor with an area of 13.31 m² and an attached parking space with an area of 12.50 m². The total area of the property is 306.95 m², the net area taking into account the relevant coefficients is 224.22 m². The apartment is equipped with air conditioning, heating is central with heating oil, and electric underfloor heating is installed in the bathrooms. The apartment is sold fully furnished (only lower part of the apartment). The villa is built on a slope and is surrounded by greenery on the northeast and northwest sides. Almost all parts of the apartment offer a truly phenomenal panoramic view of the sea, and the terraces and balconies extend practically in all directions. In addition to the entire Kvarner Bay, the new owners will also have a beautiful view of the historic center of Opatija with the main beach of Slatina and city of Rijeka. Thanks to the large glass surfaces and the almost perfect orientation, the apartment is full of daylight and sunshine throughout the day. The apartment has one covered parking space. The garden surrounding the villa is shared. An ideal property for family life with all amenities in the immediate vicinity or a great investment for the purpose of elite tourism. The other two apartments are also for sale, and also the whole villa can be bought. Coast and beach: 650 m / 9 minute walk Restaurant: 900 m / 13 minutes walk Center of Opatija: 1.2 km / 15 minute walk Center of Rijeka: 12 km / 20 minutes Rijeka Airport: 35 km / 30 minutes Pula Airport: 95 km / 60 minutes Zagreb, Ljubljana: 120 km Budapest, Vienna, Munich: 500 km 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 798,000.00 Intermediary fee (3.75%): EUR 29,925.00 Total investment: EUR 827,925.00 For more detailed information, please contact: Jirka Nerad Phone: +385 911 632 884

E-mail: jirka@kaiser-immobilien.hr Thank You! ID CODE: 101-064

Additional contact info

Reference Number: 649008
Agency ref id: 101-064