

Opatija – Nezavršen stan 1S+DB se zasebnim apartmanom i 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 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 – Nezavršen stan 1S+DB se zasebnim apartmanom i fantastičnim pogledom
Property for:	Sale
Property area:	179 m ²
Number of Floors:	2
Bedrooms:	2
Bathrooms:	1
Garden area:	433 m ²
Price:	598,000.00 €
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

Description

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The real estate agency Kaiser Immobilien from Opatija presents from its offer an unfinished spacious 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 high ground floor and basement and at this stage offers a large number of options for completing the final layout. The apartment consists of a kitchen with a dining room and a living room, a hallway, a bathroom, a bedroom, three covered terraces and two uncovered terraces on the ground floor of total surface area 187.30 m². The apartment also has an auxiliary part - a covered entrance with an area of 12.73 m², a covered passage with an area of 18.72 m² and an uncovered passage with an area of 5.60 m², all on the high ground floor. In the basement there is also a loggia of 39.33 m². The apartment also has its own parking space of 12.50 m². The total area of the apartment without external parts is 100.82 m², terraces and balconies add another 162.86 m². The total area of the property is 276,18 m², the net area taking into account the relevant coefficients is 179.26 m². All installations have been carried out in the apartment, installed windows and doors will need to be replaced with new ones. The villa itself, in which the apartment is located, was built on a slope and is surrounded by greenery on the north-east and north-west sides. From almost all parts of the apartment, and above all from the huge terrace in front of it, there is a truly phenomenal panoramic view of the sea. In addition to the entire Kvarner Bay, the new owners will also have a part of the Opatija coast or the city of Rijeka in the palm of their hands. Thanks to the large glass surfaces and the almost perfect orientation, the apartment is full of daylight and sunshine throughout the day. In front of the loggia in the basement, it would eventually be possible to build a swimming pool. The loggia could be enclosed with glass walls and used as a winter garden or a separate studio (attached visualization). There are really many possibilities and it will only depend on the imagination of the new owners how they will decide to use the huge potential of the entire space. The property is ideal for a luxurious family life with all amenities in the immediate vicinity or a prospective investment for the purpose of elite tourism. The other two apartments are also for sale, and the whole villa can be bought. Coast and beach: 650 m / 9 minute walk Restaurant: 900 m / 13 minute 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 598,000.00 Intermediary fee (3.75%): EUR 22,425.00 Total investment: EUR 620,425.00 For more detailed information, please contact: Jirka Nerad Phone: +385 911 632 884 E-mail: jirka@kaiser-immobilien.hr Thank

You! ID CODE: 101-062

Additional contact info

Reference Number: 649010
Agency ref id: 101-062