

## Opatijska rivijera – Predivna mediteranska vila na samoj obali, 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:	Opatijska rivijera – Predivna mediteranska vila na samoj obali
Property for:	Sale
House type:	detached
Property area:	200 m <sup>2</sup>
Lot Size:	789 m <sup>2</sup>
Number of Floors:	1
Bedrooms:	5
Bathrooms:	5
Price:	1,500,000.00 €
Updated:	Oct 03, 2024

### Condition

Newbuild:	yes
Built:	2023

### Location

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

### Permits

Building permit:	yes
Location permit:	yes
Ownership certificate:	yes

### Additional information

Energy efficiency:	In preparation
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### Heating

Central heating:	yes
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## Parking

Number of parking spaces: 2

## Description

Description:

The Opatija real estate agency Kaiser Immobilien presents from its rich offer a newly built luxurious and modern villa located on the very coast of the Kvarner Gulf. The villa is located on a plot of land with a total area of almost 800 m<sup>2</sup>, and its living area is 200 m<sup>2</sup>. On the ground floor of the villa there is an entrance hall, an open living room with a dining room and kitchen, one bedroom, a bathroom and a storage room. There is also a large covered terrace with an outdoor kitchen, a sauna with its own bathroom and a garden with a heated pool, a massage pool and a beautiful wooden terrace with lounge furniture and a designer fireplace. On the first floor of this villa there are a total of 3 bedrooms, each with its own bathroom, and two balconies with a wonderful panoramic view of the Kvarner Bay and the island of Cres. Cooling and heating is provided by a fan coiler, and the villa also has underfloor heating. At the entrance to the villa's garden, the owners have 2 parking spaces at their disposal. The villa is characterized by a classic coastal exterior and a modern interior in warm tones. A truly beautiful and very pleasant property with absolutely everything for a perfect vacation or everyday life in a completely unique place. Mošćenička Draga: 3 km / 5 minutes Lovran: 6 km / 10 minutes Opatija: 10 km / 15 minutes Rijeka: 30 minutes Rijeka Airport: 50 minutes Pula Airport: 75 minutes Ljubljana: 2 hours Graz: 4 hours Budapest: 5 hours Vienna: 6 hours Munich: 7 hours 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, when the first legal deed is concluded. Purchase price of the property: EUR 1,500,000.00 Intermediary fee (3.75%): EUR 56,250.00 Total investment: EUR 1,556,250.00 ID CODE: 101-012

## Additional contact info

Reference Number: 649047  
Agency ref id: 101-012