

## Opatija, Pobri – Dvojna vila s krovnim bazenom i predivnim pogledom, Opatija - Okolica, 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, Pobri – Dvojna vila s krovnim bazenom i predivnim pogledom
Property for:	Sale
House type:	semi-detached
Property area:	250 m <sup>2</sup>
Lot Size:	416 m <sup>2</sup>
Number of Floors:	3
Bedrooms:	6
Bathrooms:	4
Price:	1,300,000.00 €
Updated:	Nov 04, 2024

### Condition

Newbuild:	yes
Built:	2019

### Location

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

### Permits

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

### Additional information

Energy efficiency:	A+
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### Heating

Central heating:	yes
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## Parking

Garage: yes  
Number of parking spaces: 4

## Description

Description: Kaiser Immobilien puts on the market a modern semi-detached villa with southeast orientation and a living area of 250 m<sup>2</sup>, consisting of basement, ground floor, upper ground floor and first floor. In the basement of the house there is a garage, an auxiliary room / workshop and a boiler room. The main entrance to the villa leads us to the upper ground floor, where there is a large living room with a dining room and kitchen, 1 bedroom with an attached bathroom and a handy wardrobe. We can use the internal staircase to go down to the ground floor or go up to the 1st floor. On the ground floor there are 2 bedrooms, each with its own bathroom and a large terrace, a large room for a home gym or children's playroom and a storage room with a washing machine. On the 1st floor is the master bedroom, again with its own bathroom, and a beautiful terrace with an infinity pool and a fantastic view of the sea, Rijeka and the entire Kvarner Bay. This terrace is connected to another large terrace located on the opposite northwest side of the house and provides the owners with pleasant shade during hot days and a beautiful view of Učka and sunsets. The house is built of high-quality materials and has a well-thought-out interior layout. The common rooms are in the foreground, and the smartly arranged bedrooms provide the residents of the house with maximum peace and privacy. Electric underfloor heating and air conditioning units for cooling and heating have been installed throughout the house. The house belongs to energy class A+. There are at least 4 parking spaces available around the house and 1 vehicle can be parked in the garage. The yard of the villa has an area of 416 m<sup>2</sup> and in front of the house there is a small garden with Mediterranean plants and citrus fruits. ID CODE: 101-005

## Additional contact info

Reference Number: 649050  
Agency ref id: 101-005  
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