

## OPATIJA,CENTAR- luksuzan stan 80 m od mora, Opatija, Flat



### Seller Info

Name: ReMax Centar nekretnina  
First Name: ReMax  
Last Name: Centar nekretnina  
Company Name: ReMax Centar Nekretnina  
Service Type: Selling and renting  
Website: <https://www.remax-centarnekretnina.com>

Country: Croatia  
Region: Primorsko-goranska županija  
City: Rijeka  
ZIP code: 51000  
Address: Krešimirova 12a  
Phone: 0038551635350  
About us: RE / MAX Real Estate Center

is the largest RE / MAX franchisor in Croatia with 8 offices in the following cities: Zagreb, Rijeka, Pula, Poreč, Umag, Rovinj, Opatija and Crikvenica. For more than 12 years, Re / max Real Estate Center has been operating as a local expert in areas where it operates with over 90 sales representatives.

The company is focused on providing the highest quality and most personalized real estate buying and selling services to its clients. A reliable advisor for the Croatian real estate market, Re / max Real Estate Center is determined to maintain strict standards of excellence through continuous indicators of success in real estate sales and by supporting the value of the Re / max brand.

Reg No.: 656/2009

## Listing details

## Common

Title:	OPATIJA,CENTAR- luksuzan stan 80 m od mora
Property for:	Sale
Property area:	79 m <sup>2</sup>
Floor:	3
Number of Floors:	3
Bedrooms:	3
Bathrooms:	2
Price:	675,000.00 €
Updated:	Oct 14, 2024

## Condition

Built:	1903
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## Location

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

## Additional information

Energy efficiency:	C
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## Description

Description:	<p>An apartment for sale in a neat and well-maintained small Austro-Hungarian villa built in 1903 with a total of 4 apartments. The villa is located in an excellent location, in the center of Opatija, only 80 m from the sea, the beach and the Lungo Mare promenade. Parking is private under the ramp (each the apartment has 1 parking space). The roof is new, the staircase is in excellent condition (the entrance door from the villa and the windows were changed in 2019). The apartment is located on the 3rd (last) floor and extends over the entire floor. Living area 79, 15 m<sup>2</sup>, and consists of: 2 bedrooms (the master bedroom has its own bathroom and walk-in closet), while the second bedroom has its own bathroom. In addition to the above, the apartment also has a living room with a kitchen and dining room, a separate toilet and an entrance hall. From the master bedroom, as well as from the living room with French balconies, there is a beautiful view of the sea. The apartment was completely renovated in 2020. : complete installations, removed all walls, renovated floors, oak parquet, suspended ceilings and installed</p>
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indirect lighting, complete restoration of bathrooms, while for one bathroom a new vertical sewer line was made, French balconies were built according to the conservator's permission, external carpentry and windows were replaced, ceramic works , installed underfloor heating in the bathrooms, additional thermal insulation between the attic and the apartment. The apartment is luxuriously furnished and equipped and is being sold as such (Kerok kitchen, Bosch appliances, Wollbett beds, Natuzzi sofa, Artisan armchairs, Daikin heating system/ cooling).The apartment also has a storage room in the yard of the villa, neat and renovated. The apartment is categorized with 5 stars and represents an excellent investment in the form of rent, but due to its location, it also represents a perfect opportunity to buy a property for vacation or living! ID CODE: 300421024-704

### Additional contact info

Reference Number: 660649  
Agency ref id: 300421024-704  
Contact phone: +385 91 641 7001