

## Opatija - stambeno-poslovni objekt s parkingom i pogledom na more, Opatija. Commercial property



### Seller Info

Name: Dogma Nekretnine  
First Name: Dogma  
Last Name: Nekretnine  
Company Name: Dogma nekretnine d.o.o.  
Service Type: Selling and renting  
Website: <https://dogma-nekretnine.com>  
Country: Croatia  
Region: Primorsko-goranska županija  
City: Rijeka  
ZIP code: 51000  
Address: F.LA GUARDIA 6  
Phone: +385 51 341 080  
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About us: DOGMA nekretnine d.o.o. is an experienced and licensed agency specializing in real estate. We have been present in this business for more than 20 years - from a small agency with only two employees through many years of work and effort, we have grown into a company with over 80 employees. In that period, with our work and attitude towards clients and business, we became the leading agency in the Primorje-Gorski Kotar County and the leading in Croatia. The Agency currently operates at the following locations: headquarters in Rijeka, F. la Guardia.6, branch office within the Tower Center Rijeka, J.P.Kamova 81a (4th floor), branch office in Opatija, Maršala Tita 97, branch office in Labin, Ulica Slobode 3; branch office in Umag, Joakima Rakovca 4, branch office in

Pula, Anticova 5 and in Zagreb,  
Ulica grada Vukovara 284  
(Almeria building D). Our  
teams are at your disposal in all  
locations!

## Listing details

### Common

Title:	Opatija - stambeno-poslovni objekt s parkingom i pogledom na more
Property for:	Sale
Office space type:	catering
Property area:	542 m <sup>2</sup>
Number of Floors:	3
Floor:	3
Bedrooms:	12
Bathrooms:	4
Price:	925,000.00 €
Updated:	Oct 29, 2024

### Condition

Built:	1968
Last renovation:	2014

### Location

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

### Permits

Building permit:	yes
Ownership certificate:	yes

### Additional information

Energy efficiency:	In preparation
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### Parking

Garage:	yes
Number of parking:	7

spaces:

## Description

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Only at Dogma Nekretnine! If you are looking for a residential and commercial property near the sea and at the same time in a quiet location, you must have a look at this property. Only 800 m from the center of Opatija and the sea is this well-built building with a southern orientation and a total gross area of 542 m<sup>2</sup>. In front of the building there is a private, landscaped and paved parking lot for several cars. The house is spread over three floors. In the basement of 52 m<sup>2</sup>, there is a beautiful, bright space paved with ceramic tiles, a bathroom with a toilet. It can be used as a restaurant, office or beauty salon. The ground floor with a total living area of 201 m<sup>2</sup> is the most beautiful part of the property, and the large covered terrace with a view of the entire Kvarner is excellent for the future owner if he plans to open a restaurant here. There is also the main entrance to the house, a corridor leading to two large halls - 33 m<sup>2</sup> and 22 m<sup>2</sup>, toilet, large kitchen and storage. From the ground floor, stairs lead you to the first floor of 111 m<sup>2</sup> of living space, where there is a hallway, a large bathroom, a small kitchen, a living room with a balcony and 2 larger bedrooms with a balcony and 1 smaller one. There is also a space for socializing with access to a covered terrace facing the garden. The house also has a garage and storage areas. Behind the house there is a large garden where there is enough space for a swimming pool, an area for sunbathing and growing fruits and vegetables for your own needs and the needs of the restaurant. It was built of brick and the walls, roof, and tiles are in excellent condition. Ideal property for investment. The property can also serve as a family home, vacation home or business space: restaurant, office space, beauty salon, etc. If you need additional information, feel free to contact me on mobile number/Whatsapp +385 95 826 55 49 or via email [jolanta.car@dogma-nekretnine.com](mailto:jolanta.car@dogma-nekretnine.com) ID CODE: 150526

## Additional contact info

Reference Number: 676151  
Agency ref id: 150526