

## Opatija, centar – Divan 3sobni stan s okućnicom i garažom, 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, centar – Divan 3sobni stan s okućnicom i garažom
Property for:	Sale
Property area:	129 m <sup>2</sup>
Number of Floors:	3
Bedrooms:	4
Bathrooms:	2
Garden area:	176.49 m <sup>2</sup>
Price:	730,000.00 €
Updated:	Nov 11, 2024

### Condition

Newbuild:	yes
Built:	2021

### Location

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

### Permits

Building permit:	yes
Ownership certificate:	yes

### Additional information

Elevator:	yes
Energy efficiency:	A



### Heating

Central heating:	yes
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## Parking

Garage:	yes
Number of parking spaces:	1

## Description

Description: Real estate agency Kaiser Immobilien from Opatija offers a truly beautiful apartment located in a prestigious new building in the very center of Opatija, just a few steps from the beach and all city amenities. The apartment is located on the upper ground floor of a modern residential building from 2021 and is the largest of its 16 apartments. The interior of the 105.77 m<sup>2</sup> apartment consists of an entrance hall, an open living room with a fully equipped kitchen and dining room, three bedrooms and 2 bathrooms. The exterior of the apartment includes a covered terrace that stretches the entire length of the apartment and creates a beautiful play of light and shadow, and there is also a private garden with a total area of 176.49 m<sup>2</sup> with lots of greenery, an outdoor shower and a place for lounge furniture or deck chairs. In the basement of the building, which can be reached by elevator, there are garage parking spaces, one of which belongs to the apartment (13.03 m<sup>2</sup>). The apartment is sold completely exclusively furnished and equipped and is ready for immediate occupancy. The underfloor heating is electric, and every room has inverter air conditioners. The carpentry is aluminum, the entrance door is anti-burglary with automatic locking, the apartment has, of course, an intercom and internet. The porch of the terrace is equipped with aluminum shutters that allow precise dosing of the necessary privacy, and all windows have curtains made to measure from high-quality fabric. An extremely high-quality apartment in an extremely high-quality building in an extremely attractive location. An ideal property without compromise for a fairytale family life or recreation, but also an ideal investment with the possibility of long-term or tourist rental. The center of Opatija with all amenities - 200 m Coast, beach - 240 m River: 10 km / 15 minutes Rijeka Airport - 40 km / 35 minutes Pula Airport - 100 km / 60 minutes Ljubljana: 120 km / 2 hours Vienna, Munich, Budapest: 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 730,000.00 Intermediary fee (3.75 %): EUR 27,375.00 Total investment: EUR 757,375.00 For more detailed information, please contact: Jirka Nerad Phone: +385 911 632 884 E-mail: [jirka@kaiser-immobilien.hr](mailto:jirka@kaiser-immobilien.hr) Property code: 101-247 Thank You for Your interest! ID CODE: 101-247

## Additional contact info

Reference Number:	681457
Agency ref id:	101-247
Contact phone:	+385911632884, +385995677888,