

## RIJEKA, KOZALA - samostojeća stara talijanska villa iz 1912. godine s pogledom na more i 2.383 m<sup>2</sup> okućnice! PRILIKA!, Rijeka, House



### Seller Info

|               |   |
|---------------|---|
| Name:         | Agencija Dux nekretnine   |
| E-mail:       | info@dux-nekretnine.hr  |
| First Name:   | Agencija  |
| Last Name:    | Dux nekretnine  |
| Company Name: | DUX NEKRETNINE d.o.o.   |
| Service Type: | Selling and renting   |
| Country:      | Croatia   |
| Region:       | Primorsko-goranska županija   |
| City:         | Rijeka  |
| ZIP code:     | 51000   |
| Address:      | Tizianova 8   |
| Mobile:       | 385 91 480 8808   |
| Phone:        | 385 51 518 174  |
| About us:     | <p>Dux nekretnine agency operates with the aim of raising the quality of real estate brokerage to a higher level of professionalism and mutual satisfaction of the parties with which it cooperates. How do we do that? We approach each client humanely and professionally in order to facilitate one of the biggest and most important decisions in life - buying real estate.</p> <p>Our offer includes a wide range of high quality and very attractive properties in the Kvarner, Istria, islands and wider surroundings in order to satisfy the refined tastes of our longtime customers. The buying and selling process takes place at the highest level of quality with our reliability and commitment to each individual client. Our job is not done until we see a smile on the faces of clients. And even then</p> |

because we like to stay in touch  
even after the contract is signed  
- because our mission is more  
than just a job.

## Listing details

### Common

|                   |  |
|-------------------|--|
| Title:            | RIJEKA, KOZALA - samostojeća stara talijanska villa iz 1912. godine s pogledom na more i 2.383 m2 okućnice! PRILIKA! |
| Property for:     | Sale   |
| House type:       | detached   |
| Property area:    | 160 m <sup>2</sup>   |
| Lot Size:         | 2383 m <sup>2</sup>  |
| Number of Floors: | 1  |
| Bedrooms:         | 3  |
| Bathrooms:        | 1  |
| Price:            | 249,000.00 €   |
| Updated:          | Nov 26, 2024   |

### Condition

Built: 1912

### Location

|                        |                             |
|------------------------|-----------------------------|
| Country:               | Croatia                     |
| State/Region/Province: | Primorsko-goranska županija |
| City:                  | Rijeka                      |
| City area:             | Kozala                      |
| ZIP code:              | 51000                       |

### Permits

|                        |     |
|------------------------|-----|
| Building permit:       | yes |
| Ownership certificate: | yes |



### Parking

Number of parking spaces: 7

### Description

Description: RIJEKA, KOZALA - detached old Italian villa from 1912 with a sea view and 2,383 m2 garden! OPPORTUNITY! Beautiful old detached Italian villa with 3

separate apartments, basement, attic and 2,383 m<sup>2</sup> yard. The possibility of exchange for an apartment in Rijeka worth up to 100,000 euros + surcharge!!! The apartment on the ground floor with a net usable area of 80 m<sup>2</sup> consists of a large hallway, 2 bedrooms, living room, dining room, kitchen and bathroom with toilet. External stairs lead to the first floor, where there are 2 apartments for adaptation, each with an area of 40 m<sup>2</sup>. The floor plan of the villa is 111 m<sup>2</sup>. The villa has a southern orientation and is bathed in sun and light. The proximity of the city (a few minutes' walk to the center) and all the necessary facilities make this property exceptional for family life or for investment. The property is intended for true connoisseurs and lovers of history. This property is approximately 1.2 km from the sea as the crow flies! **UNIQUE PROPERTY IN A GREAT AND UNIQUE LOCATION WITH GREAT POTENTIAL!** Definitely a property for family life, but also suitable as an investment in the form of tourism. Be one step ahead and take advantage of this rare opportunity! Dear clients, the agency commission is charged in accordance with the General Business Conditions:  
[www.dux-nekretnine.hr/opci-uvjeti-poslovanja](http://www.dux-nekretnine.hr/opci-uvjeti-poslovanja) ID CODE: 35343

### Additional contact info

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Agency ref id: 35343  
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