

## Kastav - kuća s poslovnim prostorom i tri stana na atraktivnoj lokaciji, Kastav, 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:	Kastav - kuća s poslovnim prostorom i tri stana na atraktivnoj lokaciji
Property for:	Sale
House type:	residential-commercial
Property area:	380 m <sup>2</sup>
Number of Floors:	1
Bedrooms:	6
Bathrooms:	5
Price:	385,000.00 €
Updated:	Dec 03, 2024

### Condition

Built:	1948
Last renovation:	2023

### Location

Country:	Croatia
State/Region/Province:	Primorsko-goranska županija
City:	Kastav
City area:	Kastav
ZIP code:	51215

### Permits

Building permit:	yes
Ownership certificate:	yes

### Additional information

Energy efficiency:	C
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### Parking

Number of parking spaces: 3

## Description

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In its offer, Kaiser Immobilien presents a house with a total area of 380 m<sup>2</sup>, located in an extremely attractive location with direct access to the main road. The property includes office space, three residential units and associated parking spaces. Space layout: Ground floor (130 m<sup>2</sup>): office space (former bakery), apartment with one bedroom and bathroom. Mezzanine: storage room and room with bathroom. First floor (80 m<sup>2</sup>): apartment with two bedrooms, kitchen, large living room and dining room. Mezzanine floor: studio apartment. Attic (50 m<sup>2</sup>): completely renovated apartment (2023) with one bedroom, living room, kitchen and a spacious terrace with a view of the greenery. Additional information: The apartments are categorized and are currently available for rent. The property is sold fully furnished and ready to move into. There are three parking spaces in front of the house. Proper ownership documentation. In the immediate vicinity there is a school (5 minutes), a kindergarten (1 minute), public transport (1 minute), a shop, a pharmacy and other important amenities. The location is frequent, and the space is ideal for many activities such as a beauty salon, office, doctor's office, bakery, etc. 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. For any additional information, please contact me at phone number 00385 976839504, or at the email address: [ilijana@kaiser-immobilien.hr](mailto:ilijana@kaiser-immobilien.hr). ID CODE: 126-016

## Additional contact info

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Agency ref id: 126-016  
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