

Villa

Opatija, Kvarner



Ref	RE-U-17043-AB
Type	Villa
Region	Kvarner › Opatija
Location	Opatija
Front line	No
Sea view	Yes
Distance to sea	30 m
Floorspace	484 sqm
Plot size	2377 sqm

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No. of bedrooms	9
No. of bathrooms	4
Price	Price upon request

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Outstanding offer of Austro-Hungarian villa with 2 apartments on the 2d row to the sea!

The villa is located at the very exit from Opatija and at the very entrance to the town of Ičići, from the sea and the coastal promenade of Franjo Josip I. it is only about 60 meters away, or a few minutes' walk to the historic center of Opatija.

An old Opatija villa built at the end of the 19th century on a plot of 2377m².

Surrounded by greenery, the villa offers comfort on three floors, with a total living area of 538m².

There is a storage area in the basement, part of which can be arranged as a wine cellar or even a wellness area.

On the ground floor there is a comfortable living space, with three bedrooms, two bathrooms, living room, separate kitchen and dining area, balcony, terrace and two entrances.

On the first floor and in the high attic there is a separate living space - a two-story 6-bedroom apartment with an area of 294m².

The garden of a total of 2377m² is owned by the city of Opatija and there is a right of first refusal.

Note:

35% of facade renovation works will be covered by Opatija Municipality as this building is a monument of culture.

A UNIQUE PROPERTY DEFINITELY WORTH YOUR ATTENTION IN A GREAT LOCATION!!!

Overall additional expenses borne by the Buyer of real estate in Croatia are around 7% of property cost in total, which includes: property transfer tax (3% of property value), agency/brokerage commission (3%+VAT on commission), advocate fee (cca 1%), notary fee, court registration fee and official certified translation expenses. Agency/brokerage agreement is signed prior to visiting properties.

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Average price/m² of this type
in this region:
5779 €

Median price/m² of this type
in this region:
4333 €

Average price/m² of this type
in Croatia:
4345 €

Median price/m² of this type
in Croatia:
3846 €

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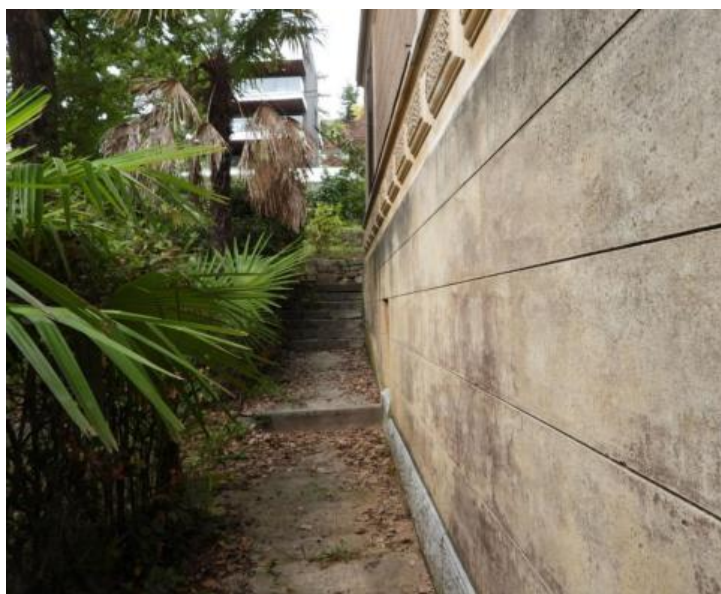
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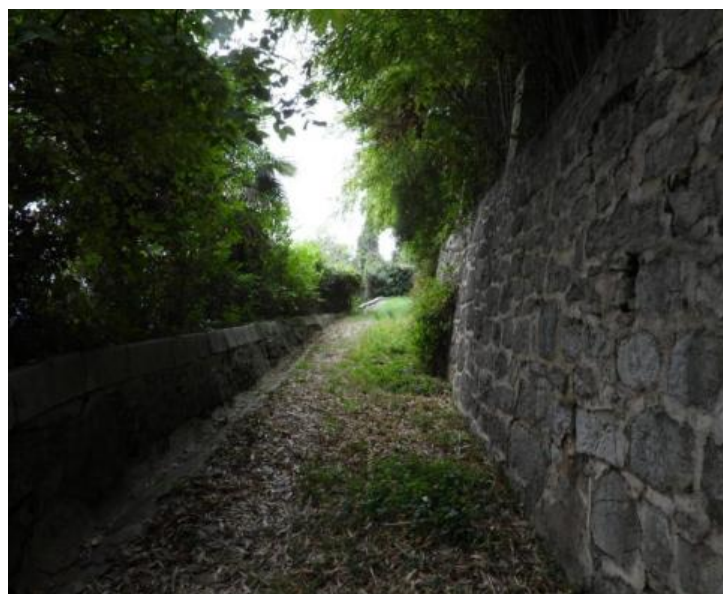
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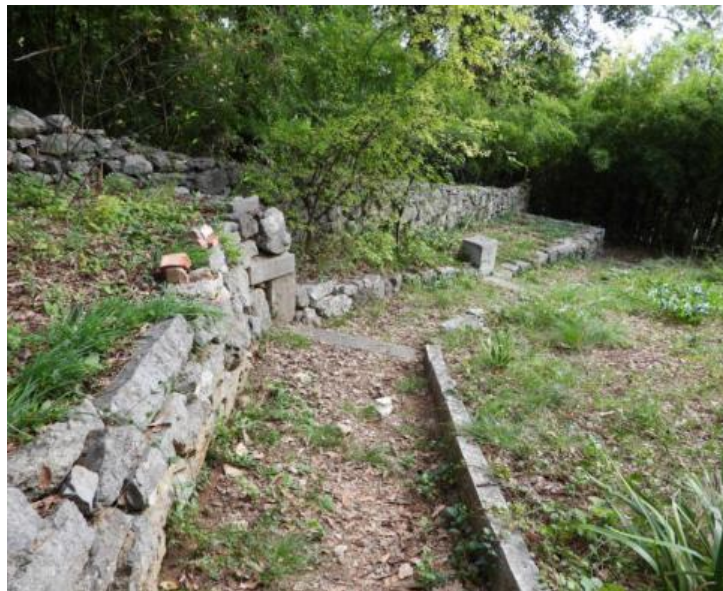
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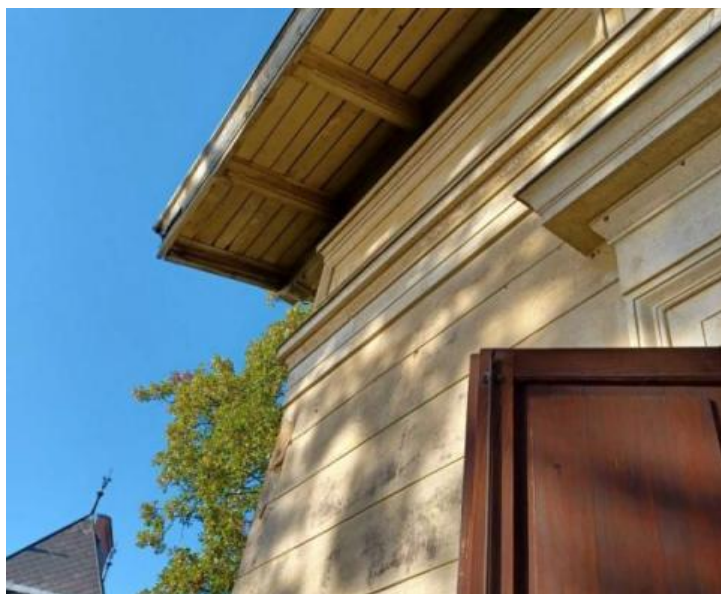
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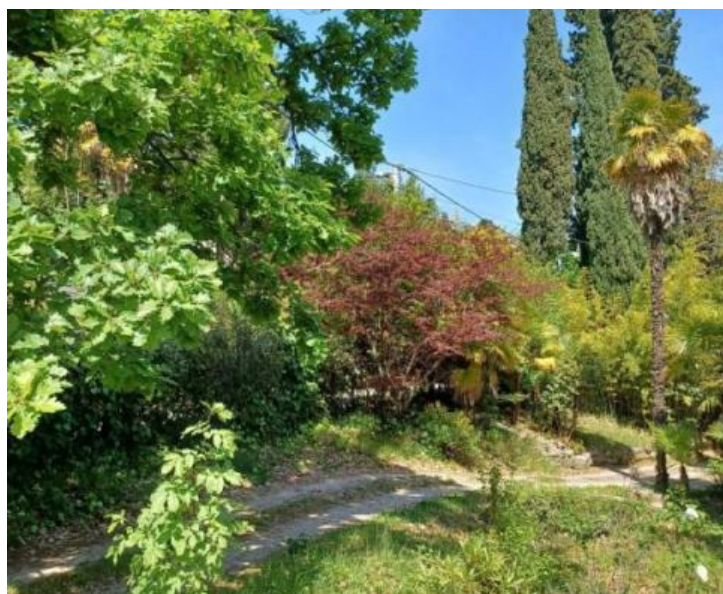
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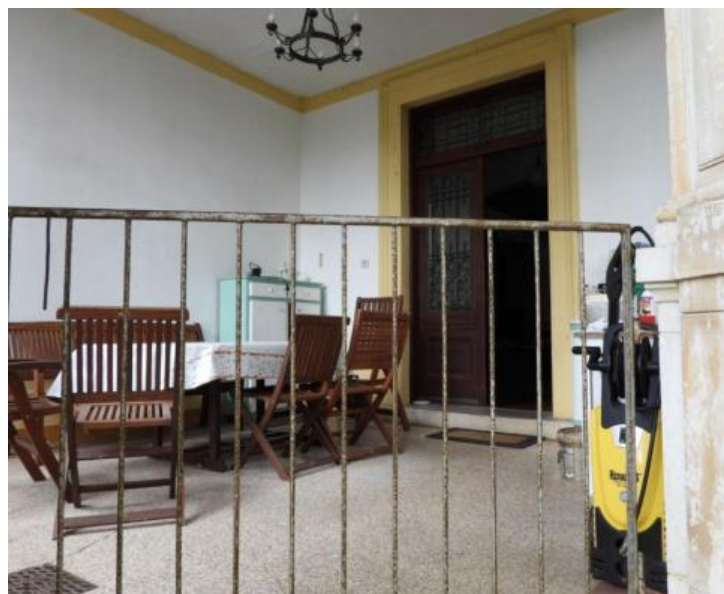
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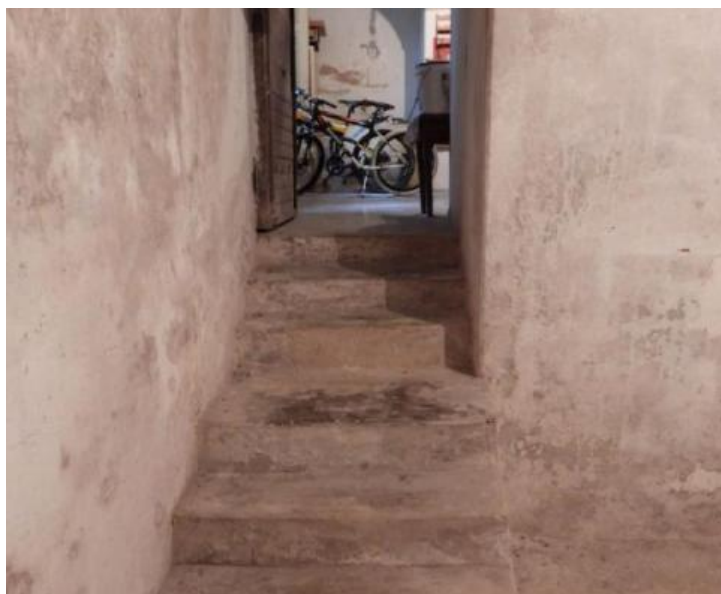
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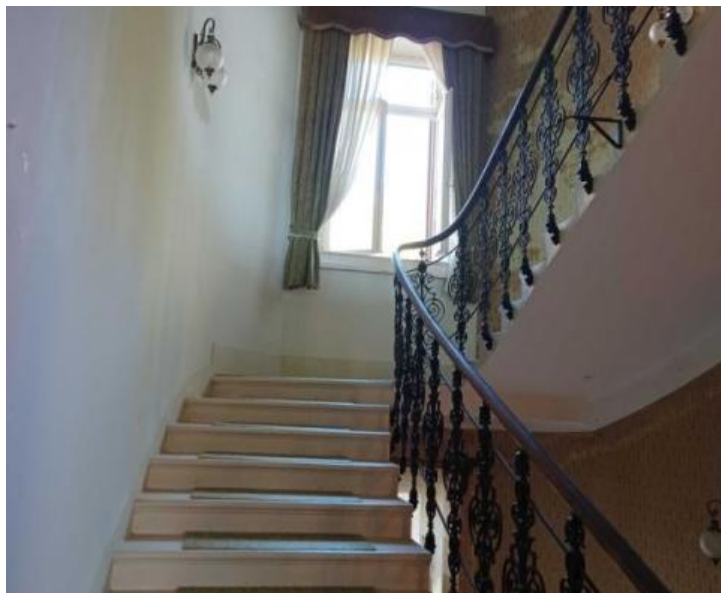
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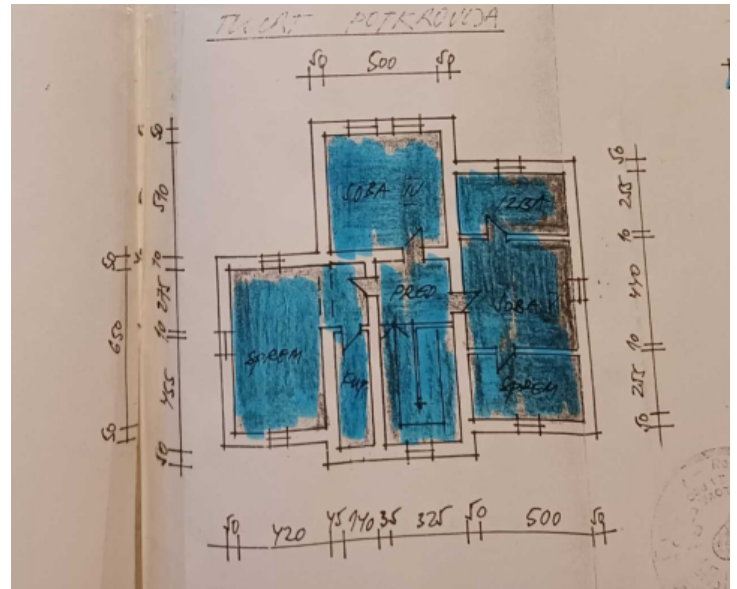
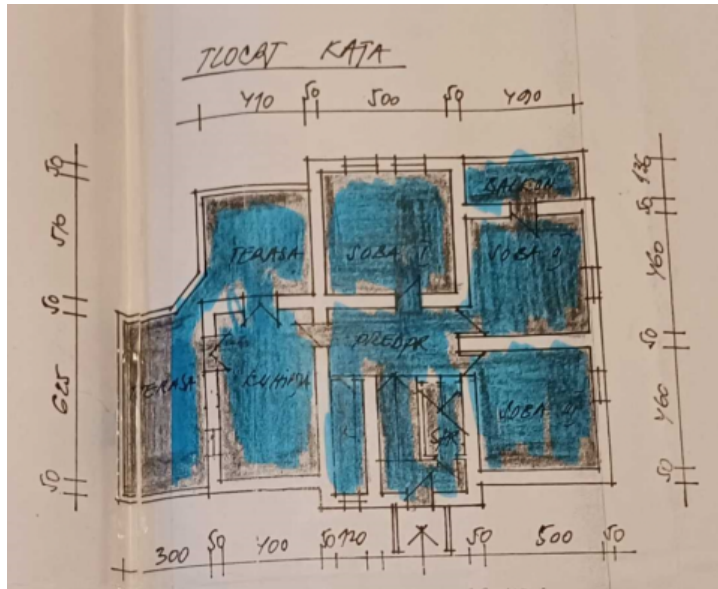


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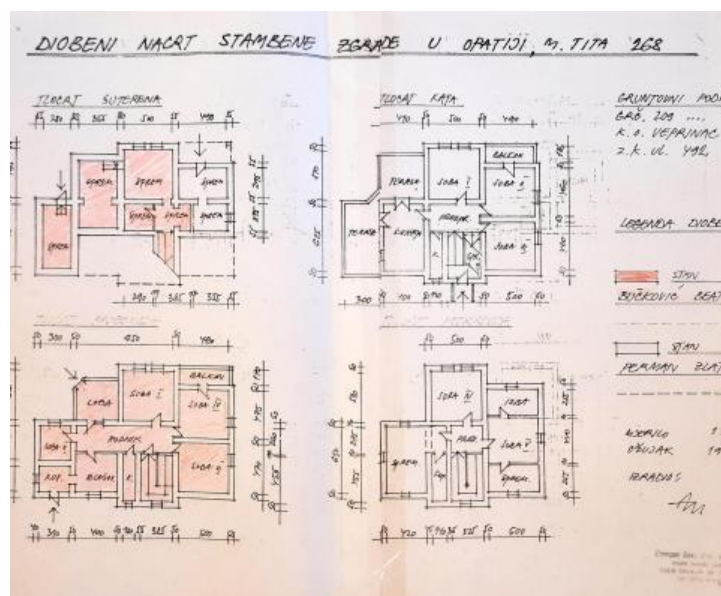
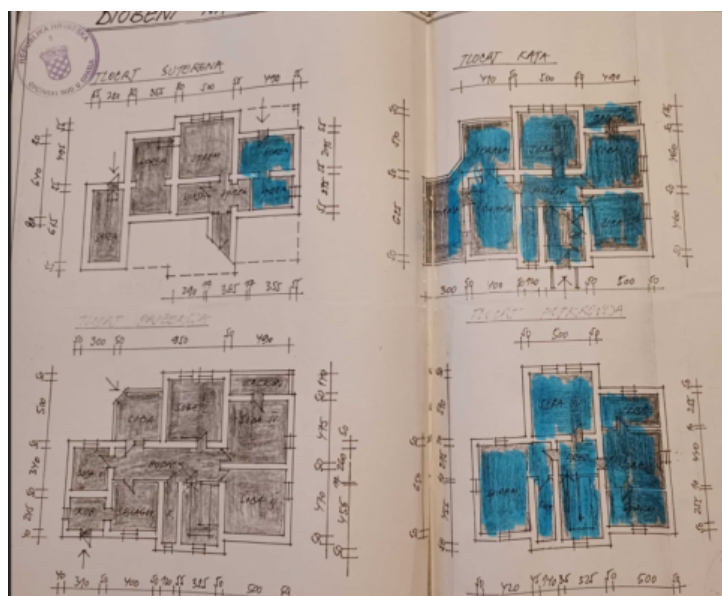
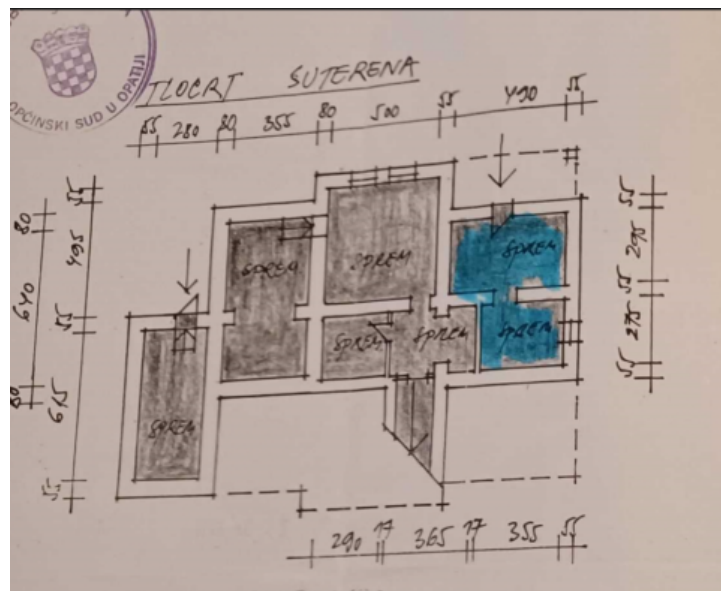
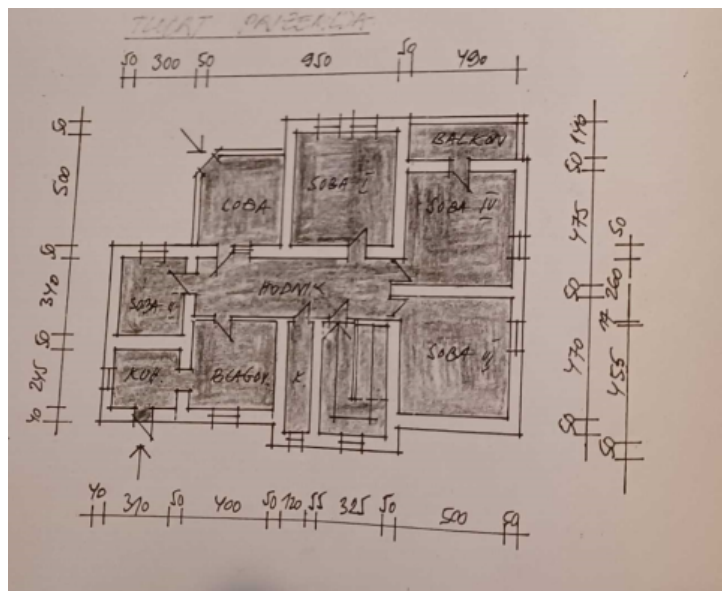


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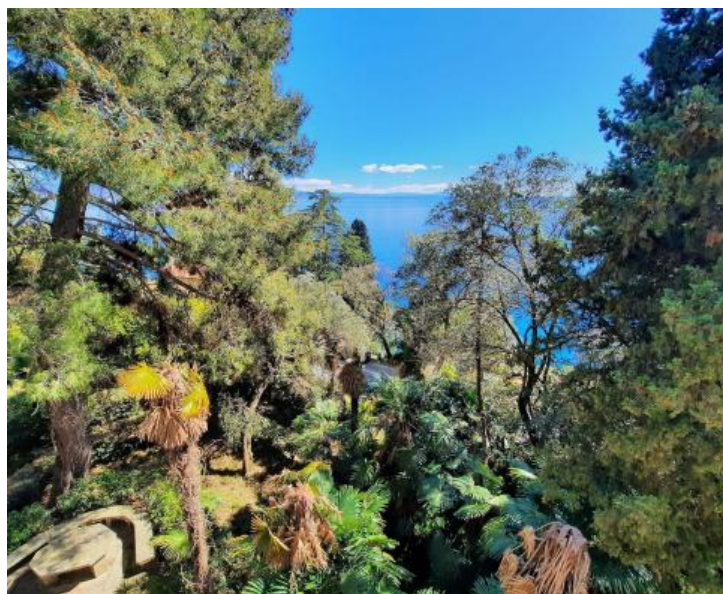
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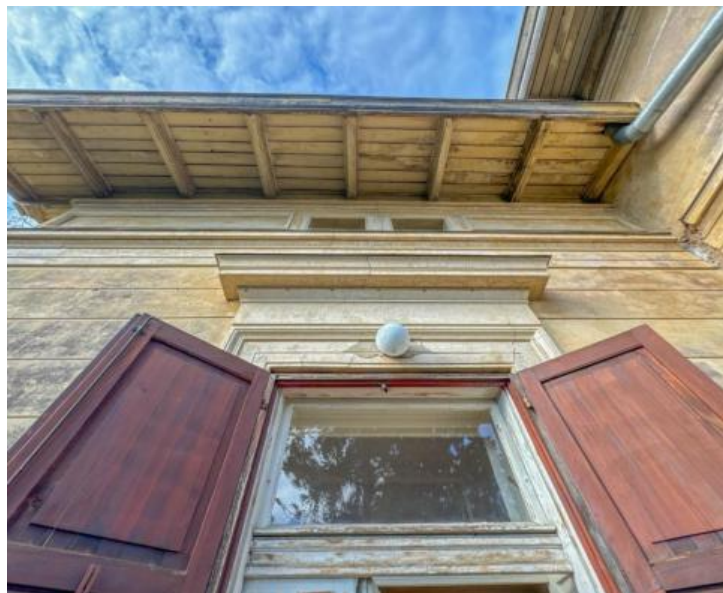
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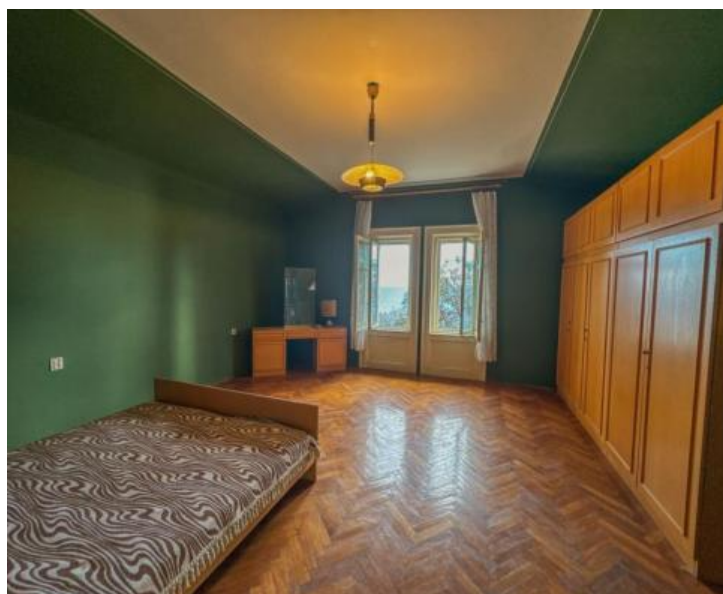
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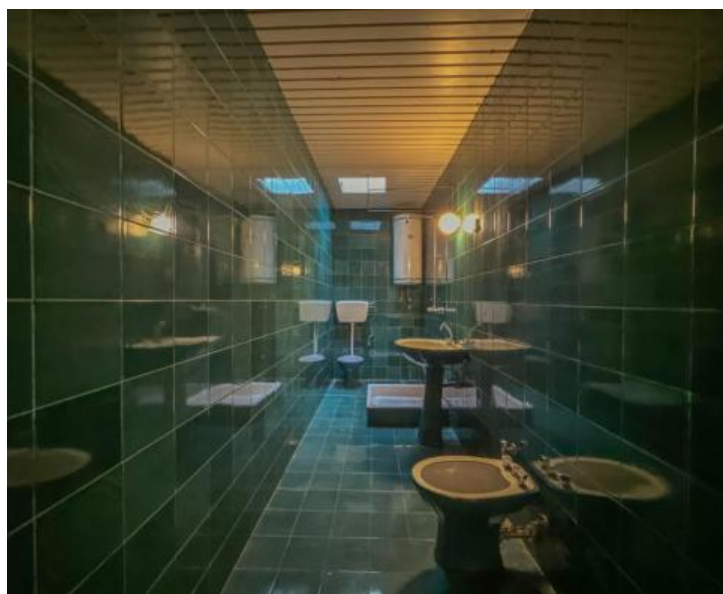
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