



Code :	NAF2396
Location :	Opatija
Building size :	128 m2
Lot size :	0 m2
Distance from sea :	300 m
Number of rooms :	3
Year of built :	n/a
Heating :	Current (Electricity)
Energy efficiency :	processing

Price :	695.000 €
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Makler-Courtage von 3% zzgl. den gesetzlichen Mwst ist bei Vertragsabschluss fällig.

It couldn't be more central! - 3-room apartment in Opatija

Here we offer you a comfortable three-room apartment right in the center of Opatija. It is located on the second floor of an Art Nouveau villa.

The living area is 128 m2.

The apartment was completely renovated in 2013, including water and electricity installations. Electric central heating was installed throughout the apartment. Only radiators need to be installed. Both bathrooms have underfloor heating and radiators for drying towels. Daikin air conditioners with inverter/split technology are installed in all three rooms.

Two rooms are equipped with fully restored and functional potash stoves, while the living room is equipped with a fireplace and a stove in the kitchen. All balcony doors and windows are double glazed, except for the storage room and the smaller bathroom. Electric/remote controlled blinds in all rooms and in the kitchen.

The kitchen is equipped with Scavolini "Baltimora" elements with lighting above the worktop. The apartment is equipped with; Washing machine/dryer, dishwasher, ceramic hob, microwave/grill, wine fridge, fridge with freezer compartment, oven and extractor hood.

The 28 m2 terrace invites you to rest and relax. It is equipped with an electrically operated awning with a sensor for automatic closing in strong winds and garden furniture.

New facade and roof (2024)

Optical cable.

The apartment is sold furnished.

Very high-quality properties in the center of the most beautiful place on the Croatian coast.

The tourist town of Opatija is located in the north of the Kvarner Bay, below the Ucka mountain in the immediate vicinity of the metropolis of Rijeka. Due to the islands in front of it and the Ucka mountain range behind it, Opatija and the associated Riviera are well protected from the strong local winds and offer a mild and pleasant climate all year round.

Opatija has many nicknames and is often referred to as the "pearl of tourism" or "the old lady". The latter is a compliment that Opatija certainly

deserves due to its over 160-year tradition in tourism.

The beginnings of tourism began in the 19th century when Opatija developed into a winter health resort for the upper class. During this time, many residences and villas were built locally, which have been renovated over the last few decades and converted into hotels and guest houses of a high standard.

Opatija is also known as "the Nice of Croatia" due to its excellent tourist offer and its numerous sights.

The Opatija Riviera of the same name includes the towns of Volosko, which is attached to Opatija and lies north towards Rijeka, Ičići, Ika, Lovran and the town of Moscenicka Draga to the south.

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