



Code :	NAV2245
Location :	Opatija
Building size :	250 m2
Lot size :	370 m2
Distance from sea :	1500 m
Number of rooms :	4
Year of built :	2019
Heating :	heat pump
Energy efficiency :	A

Price :	1.350.000 €
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Makler-Courtage von 3% zzgl. den gesetzlichen Mwst ist bei Vertragsabschluss fällig.

## Representative family villa on a south-facing slope

We would like to introduce you to a modern DHH near Opatija and offer it for sale. This DHH is located on a 370 m2 plot and has a total of approx. 250 m2 of living space. In the basement there is a garage, boiler room and a large storage room that can also be used for other purposes.

On the ground floor there are two bedrooms, each with its own bathroom, utility room, fitness and an inviting covered terrace.

On the 1st floor there is an open living room with kitchen and dining area, a bedroom with its own bathroom, storage room and another covered terrace.

On the top floor there is a bedroom with bathroom and a sun terrace with a swimming pool. From all three terraces you can enjoy breathtaking views of the sea, Kvarner Bay and the islands, and nature. Very quiet location.

Orientation - South.

The outdoor area is laid with paving stones. There are some fruit trees planted below the villa. Distance to the center of Opatija is 2 km.

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