







Code :	NAV1073
Location :	Opatija
Building size :	250 m2
Lot size :	1073 m2
Distance from sea :	4000 m
Number of rooms :	5
Year of built :	2011
Heating :	central heating with oil
Energy efficiency :	processing

Price :	950.000 €

Makler-Courtage von 3% zzgl. den gesetzlichen Mwst ist bei Vertragsabschluss fällig.

Modern family villa with swimming-pool and breathtaking look

Here we offer you two private luxuries villas with swimming-pools.
Position - above Opatija with breathtaking panoramic look.
Modern age architectural project. Qualitätive materials are high inserted.
Villa 1. is constructed in 1073 m2 to big property in the high part.
Villa 2. is constructed in 876 m2 to big property in the lower part. Here the possibility the property insists around 514 m2 on extending.
Current, water and sewerage connections exist.

Villa has approx. 250 m2 floor space + outside swimming-pool 37 m2 (8.4 x 4.4 m).
This floor space distributes to itself more than 3 floors:

Souterrein (74 m2): heating space, garage for 2 cars, storeroom.
Ground floor (102 m2): hall, kitchen, dining-room, living room, bedroom, bathroom.
Upper floor (99 m2): hall, 3 bedrooms, 2 bathrooms 1 study.

Villa also orders more than two balconies and two inviting (in each case 19 m2) big terraces. These terraces offer beautiful look by the sea (south) and on the Uckas to mountains and national park (west).

Facade: Termo, terrace and balconies - V4 steel railing glass, outside arrangement with plates moved(put off), swimming-pool - glass mosaic, natural stone - edge of the swimming-pool. Window Rolleten - aluminium with remote control tax.
TV Sat, Internet, telephone, Parlafon, closed-circuit TV. Windows - PVC. Climate. Under-floor heating where tiles are moved(are put off). Outside lighting of the facade and the garden. Automatic garden Gewesserung.

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