



Code :	NAH1155
Location :	Opatija
Building size :	200 m2
Lot size :	521 m2
Distance from sea :	4000 m
Number of rooms :	3
Year of built :	2004
Heating :	central heating with oil
Energy efficiency :	processing



Price :	480.000 €
---------	-----------

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

Beautiful family house in quiet position

A tastefully furnished family house is offered for sale in a peaceful location on the slopes of Mount Učka, only 4 km from the center of Opatija.

The house was built in 2004 on a plot of 521 m² and offers approximately 200 m² of living space. It is arranged over the ground floor, first floor, and attic.

Layout:

Ground Floor:

Entrance hall, kitchen with dining area, living room, storage room, study, and a bathroom with a whirlpool bathtub and loggia.

First Floor:

Two bedrooms, walk-in wardrobe, bathroom with whirlpool bathtub, entrance area, hallway, and two balconies.

Attic:

One bedroom - gallery.

The house has been designed with great attention to detail and artistic character. Each bedroom is equipped with a TV and telephone connection, while the living room features a SAT system. The entire house is fitted with an alarm system and video surveillance.

Features and Technical Details:

Central heating (heating oil)

Air conditioning in the dining area

Indoor fireplace



Marble interior staircase

Thermal insulation façade

Built-in Scavolini kitchen

High-quality ceramic tiles and sanitary fittings in the bathrooms

The property is completely enclosed by a natural stone wall. The wrought-iron entrance gate is operated by remote control. The house is connected to the city water supply and also includes a cistern for garden irrigation.

The property includes a garage of 18 m².

The house offers a beautiful view of the sea and the surrounding villages, making it an ideal family home or a peaceful residence close to Opatija.

MEDIA CONCEPT d.o.o.

Zvančiči 54 E, 51211 Matulji

Web: www.kroatien-exklusivimmobilien.com

Mail: info@media-concept.hr

Tel: +385 51 711 499 Mob: +385 91 22 31 194