









Code :	NAV1200
Location :	Opatija
Building size :	500 m2
Lot size :	1400 m2
Distance from sea :	2500 m
Number of rooms :	8
Year of built :	2009
Heating :	-
Energy efficiency :	processing

Price :	1.500.000 €

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

Villa - an absolute rarity in the market

This villa is definitely the most beautiful villas on the Adriatic coast.
This luxury villa in 2009, was created at a 1400 m2 plot. Total area of the villa is approximately 500 m2.
Generous equipment: imported from Italy, solid wood furniture, various art objects, over 100 pictures, antique and lovingly restored lamps bliebt everything in the house. Heating - Gas - Zentrall. In addition, the living area and kitchen underfloor heating is installed.
In the basement there are the following rooms: office, sauna and wellness, massage room, cinema, living room decorated in antique style (50 m2), wine cellar (cooled), bathroom with shower and boiler room. In front of the living room is an inviting covered terrace with fireplace (20 m2).
In the ground floor is a living room with dining area (70 m2), kitchen (11 m2), bedroom (28 m2), bathroom (15 m2), wardrobe (8 m2), toilet (4 m2), hall, guest WC. Before the living room extends a 50 m2 covered terrace.
1 Guest apartment 61 m2 (living room, kitchen, bedroom, bathroom and a balcony), 1 one-room apartment (56 m2) and two bedrooms each with private bathroom upstairs is.
From almost every room in the house you have beautiful sea views.
Large windows give the house a lot of light and sun.
The house has a 36 m2 large garage.
Grounds are very well kept. Swimming pool with counter current system (30 m2), irrigation, water tank with 500 m3 of water, lawns, palm trees and other Mediterranean Pflänzen, paths laid with old stone slabs.
Distance from the Opatija is 4 km.

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