









Code :	NAV1241
Location :	Opatija
Building size :	650 m2
Lot size :	722 m2
Distance from sea :	100 m
Number of rooms :	0
Year of built :	2014
Heating :	-
Energy efficiency :	processing

Price :	3.990.000 €

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

Unusual villa in the heart of Opatija looking for a new home team!

We would like to introduce you a rarity in Opatija and offer to purchase .
It is a newly built , modern villa situated in city center of Opatija.
This villa has been constructed on a 703 m2 large plot of land in 2011.
They certainly lived up to high European standard. Only the highest quality materials and equipment have been installed : Heating and cooling is controlled by heat pump - manufacturer " Daikin " . All rooms in the house , including in the basement equipped with floor heating. Each room has a thermostat so the temperature can be set individually in each room. Thermal plaster with 10 cm styrodur , the manufacturer " Schüco " aluminum windows, aluminum electric shutters the manufacturer " Roltec " . Clearly mark each window with alarm . Modern room door (brushed oak) .
Exclusive Bathrooms of " Villeroy & Boch " , Geberit , Paffoni and Viega .
Flooring : Gres tiles. LED indirect lighting.
The house has a total of about 650 m2 and consists of basement , ground floor and two upper floors .
In the basement there is a garage , a " tavern " celebrate festivals , WC, sauna , fitness room and boiler room .
On the ground floor there are two apartments . One apartment has 50 m2 of living space and a bedroom and the other apartment has 65 m2 of living space and two bedrooms.
Central apartment of the house is the house which is spread over two floors in any case .
In the ground floor there is: entrance hall, large bright living room , kitchen, dining room , two bedrooms , bathroom, guest WC and a large terrace. In the first floor two further bedrooms, bathroom , Jacuzzi and a 90 m2 large inviting terrace are the breathtaking views of Opatija, featuring the sea.
Grounds are well maintained. Palm trees decorate the lawn and other vegetation mediteräne . The entire property is fenced . Swimming pool and sun terrace are located in front of the house. 4 parking spaces .
We send you to request floor plans .

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