









Code :	NAV1886
Location :	Slope position about Opatija
Building size :	400 m2
Lot size :	1374 m2
Distance from sea :	4000 m
Number of rooms :	5
Year of built :	2001
Heating :	underfloor heating
Energy efficiency :	processing

Price :	1.550.000 €

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

Exclusive villa with breathtaking look for individual living

Stunning Villa on half height position above Opatija with breathtaking , unobstructed panoramic views of the Kvarner Bay. This 2001 finished in calm peripheral location Villa offers approximately 400 m2 of living space and 1,374 m2 of manicured grounds, a high degree of exclusivity with modern luxurious amenities . Noble materials in artisanal quality finish embody the specificity of the object (wrought iron railings , covered concrete stairs with granite , solid wood interior doors , wardrobe room full oak , Turkish " Hosch " sanitary facility - Duravit fittings " Hansgrohe "). The approximately 400 m2 of living space spread over three floors. The extremely large living room with fireplace landscape , luxury fitted kitchen and dining area are the focus of the first floor. In addition , located in this floor there is a bedroom with a bathroom , utility room and guest toilet . In he second floor are two more bedrooms , each with private bath , dressing room and a library. All rooms in the house are flooded with light , lead to the inviting balcony and have breathtaking panoramic views. In the ground floor there is a ca 60 m2 large office, summer kitchen, workshop , steam room and boiler room . As needed , you can from this floor to create a separate apartment. Bathrooms , living - dining area and kitchen are tiled with high quality Spanish and Italian tiles and have the offers classical oil central heating and underfloor heating . With Jacuzzi, steam bath " Hosch " exclusive
Kitchen appliances " Gaggenau " SAT - TV connection in every room, ISDN connection ,
Solar hot water and much more , all modern comfort is complemented . Carport and parking is available behind the house. Well maintained garden. Before the house barbecue facilities with covered seating area where you can enjoy a fun time with family and friends .
Perfect location and amenities make this property very attractive.

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