



Code :	NAV2122
Location :	Opatija
Building size :	600 m2
Lot size :	866 m2
Distance from sea :	150 m
Number of rooms :	9
Year of built :	2014
Heating :	heat pump
Energy efficiency :	processing

Price :	2.500.000 €
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Makler-Courtage von 3% zzgl. den gesetzlichen Mwst ist bei Vertragsabschluss fällig.

Villa for private and business use near the sea

We hereby offer you a solid villa within walking distance to the sea and the center.

This villa practically consists of two parts.

The right part of the villa is a maisonette apartment with about 300 m2 of living space, which the owner lives in himself.

The left side of the villa is for rent. There are 4 apartments: a studio in the basement, a 1-room. Apartment on the ground floor, first floor and second floor each with a 2-room. Apartment.

In the basement there is a double garage and utility rooms.

Total area of the villa is approx. 600 m2, of which approx. 500 m2 are living space, plus approx. 120 m2 of terraces and balconies. The well-tended property features an 8 x 4 m2 (32 m2) heated swimming pool and a sun terrace with an outdoor shower. Property is planted with Mediterranean plants.

Maisonette apartment is heated by a heat pump - underfloor heating. In addition, each room has Fencoiler.

Apartments are partly heated with a heat pump (floor heating), partly with air conditioning.

Solar panels for hot water preparation - house and swimming pool.

5 outdoor parking spaces.

The villa is beautifully and tastefully furnished, with great attention to detail.

Distance to the sea and the center is 150 m.

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