



Code :	NAV2123
Location :	Opatija
Building size :	500 m2
Lot size :	1496 m2
Distance from sea :	150 m
Number of rooms :	5
Year of built :	2022
Heating :	heat pump
Energy efficiency :	processing

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

## Imposing family villa on a south-facing slope for the aesthete

We hereby offer you a dreamlike, stately villa in the preferred residential area.

This villa was built in 2022 on a 1,496 m2 plot.

It consists of basement, ground floor and first floor.

In the basement there are the following rooms: cloakroom, sauna, wellness, fitness room, storage room, room for social purposes, wine cellar, boiler room and an apartment for guests.

Covered terrace of 50 m2 belongs to this floor.

The ground floor represents the living area as follows: entrance area, cloakroom, guest toilet, utility room, kitchen, dining room, living room and study. Inviting, covered terrace (60 m2) also adorns this floor and offers an unobstructed panoramic view. Summer kitchen, furnished with the most modern kitchen appliances, is behind the house, next to a lush green meadow.

The first floor consists of three bedrooms, each with its own bathroom. The master bedroom also has a walk-in wardrobe. This floor is followed by a 45 m2 open terrace.

In front of the villa, on a 130 m2 terrace, which is also the sun terrace, there is a 50 m2 (10 x 5 m) infinity pool.

A garage of 76 m2 also belongs to the villa.

Heating-cooling-ventilation:

The "Daikin" heat pump is used for heating, cooling and hot water preparation. (Central hot water tank 500 l). Floor heating is installed throughout the house. Fan coils for heating and cooling are installed in the ceiling. Ventilation is available throughout the house.

Intelligent house (Smart Home) - switching heating and cooling on/off, regulating the temperature in individual rooms, operating external lights and garage doors.

Video surveillance with 7 cameras.

The alarm can be operated using an app.

Video door phone on each floor.

The house was built with Porotherm Zigel 38. Heat insulation brand "STO",

then graphite Stiropor 8 cm and silicate plaster also brand "STO".  
The floors and interior staircase are laid with the stone "Boticino classico" and "Emperador dark".  
The fireplace is made of the same stone.  
Outdoor terraces have been laid with the stone "Repen".  
This stone was used to build old villas in Opatija.  
Approximately 400 m2 of stone walls were built without visible joints.  
The lighting, the massive hanging lights are made of wrought iron with stone glasses from the Spanish manufacturer "Ripperlamp".  
Furniture and room doors are from the Spanish manufacturer "Muebles Cercos".  
Automatic watering of the brand "Rainbird".

Absolute rarity on the market, a property for the aesthete.

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