











Code :	NAV2159
Location :	Opatija
Building size :	300 m2
Lot size :	670 m2
Distance from sea :	300 m
Number of rooms :	5
Year of built :	2023
Heating :	heat pump
Energy efficiency :	processing

Price :	price on request €

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

An impressive smart villa with an enchanting view

This modern luxury villa that we offer for sale is located in the fabulous Opatija, only 200 m away from the sea, marina and beach. Located on a cascading terrain, on a plot of 670 m, the villa offers an enchanting view of the sea and the islands of Kvarner. The villa exudes elegance and harmonious interior and exterior.

Characteristics of a smart villa:
The living area is located on the ground and first floor. The ground floor consists of a living room, a kitchen, a dining room arranged according to the open space concept, a storage room and a bathroom with a shower. There is also one additional room that can be a study or an additional bedroom. The living room is dominated by a large glass wall that can be opened electrically, which provides a panoramic view from the living room. The outer part of the ground floor is dominated by a 30 m2 swimming pool with a counter-current swimming system and a sunbathing area. There is also a summer kitchen with outdoor dining.

A large pool on the ground floor and a smaller pool in the basement are connected by a waterfall created by a system of pool technology that connects the two pools, which allows water to constantly circulate in the waterfall.

On the first floor there is a master bedroom with a bathroom and a terrace. There are two more bedrooms, each with its own bathroom, and one has its own terrace.

At the top of the villa there is a lounge area with a whirlpool, which is thermally sealed with glass walls and can be used both in summer and winter. A designer fireplace gives a special atmosphere especially in the winter months. In the summer months, this space can be an open terrace equipped with comfortable armchairs and a couch. In that zone there is also a separate bathroom, a small kitchen, a bar and a sun deck.

In the basement of the villa, there is an additional space equipped with an audio-visual system and a heating-cooling system that can be used as an entertainment area, a cinema hall, a wine cellar or a storage room.

The villa has an integrated KNX Smart home system. Smart houses offer the following advantages compared to conventional homes: energy savings, remote space management and control, security, increase in real estate value, comfort and lifestyle. All systems of the villa (heating-cooling, electrical system, audio-visual system, sensor alarm, video surveillance, smart house system, which systems cover all rooms of the villa) are integrated into one control source; KNX system. The villa's equipment and installations will be from renowned Italian manufacturers: doors will be Barausse, electrical system, lamps and other Groppi and Viabizzuno, tiles, showers, bathtubs REXA. The exterior joinery and glass walls will be Heroal.

The villa has 4 parking spaces and a charging station for electric vehicles.

They paid a lot of attention to the interior decoration of the villa, but also to the overall development of the construction project, paying attention to every detail.

Thanks to the impressive equipment, in this smart villa everyone will find something for themselves, whether they are athletes, business people or movie and music lovers, because the future owner and his guests have all the necessary facilities for entertainment and relaxation from the fast pace of modern life. .
The living area of the villa is 300m2 and extends over three floors. The arrangement of the villa is divided into 3 zones: the entertainment zone, the living zone and the lounge zone. In the basement of the villa there is an entertainment area with a smaller hydromassage pool, a sun deck and accompanying facilities such as an aperitif bar with chairs in the pool.

The plot is completely surrounded by a stone wall, which ensures peace, privacy and shelter from prying eyes.

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