







Code :	NAV2397
Location :	Opatija
Building size :	340 m2
Lot size :	1098 m2
Distance from sea :	4000 m
Number of rooms :	3
Year of built :	2022
Heating :	heat pump
Energy efficiency :	processing

Price :	1.370.000 €

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

Solid new villa with pool and beautiful view

We would like to introduce you to a new villa above Opatija and offer it for sale. It was built on a 1,098 m2 plot and has approx. 350 m2 of living space. The ground floor consists of the following rooms: entrance area with cloakroom, garage, utility room, boiler room, wellness with sauna and bathroom and a guest apartment (63 m2). In front of this floor, the outdoor area is decorated with a covered terrace (20 m2) equipped with a table and chairs, as well as a pool (40 m2), sun terrace and green lawn.
Internal stairs lead to the upper floor, where the following rooms are located:

Hall, guest toilet, two bedrooms, one of which is the master bedroom with its own bathroom and wardrobe and the other with the bathroom, a study, open kitchen with dining area and living room in one (70 m2) and a 39 m2 inviting, open terrace offers a breathtaking panoramic view. Large windows offer the villa lots of daylight and sun, as well as unobstructed sea views. Schüco windows, triple glazing. Heating using a heat pump/Daikin. Underfloor heating throughout the entire house, even in the garage. Cooling via air conditioning on the ground floor and fan coil on the upper floor. Solar panels provide hot water preparation.
The entire property is enclosed with a concrete wall.
There are around 20 different fruit trees planted on the property: plums, cherries, figs, apples, pears, persimmons, peaches.
Automatic watering. 5 parking spaces secured.
This villa is offered for sale furnished.
Very good, preferred location, nice neighborhood. Very quiet. TOP view.

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