





Code :	NAV2438
Location :	Opatija
Building size :	300 m2
Lot size :	750 m2
Distance from sea :	150 m
Number of rooms :	4
Year of built :	2000
Heating :	central heating with oil
Energy efficiency :	processing

Price :	price on request €

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

Mediterranean dream home near the sea – Villa with garage, separate apartment, and sea view

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Property type: Detached villa
Living area: approx. 300 m² incl. garage
Plot size: 705 m²
Rooms: 4 + separate apartment
Year built: 2000
Location: approx. 150-200 m from the sea & the Lungo Mare promenade

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Property description:

This charming detached villa with a separate apartment offers spacious living in a prime location – just steps from the sea!

With approx. 275 m² of living space spread over three levels, this property is ideal for families or as a holiday home.

Room Layout:

• Basement:

o Approx. 45 m² one-room apartment
o Boiler room, storage rooms, utility area
• Ground Floor:

o Spacious living and dining area with open-plan kitchen and access to the terrace

o Guest WC, cloakroom, utility room

• First Floor:

o Hallway, three large bedrooms with access to the inviting terrace

o Two bathrooms

o Sea view from both terraces!

Features:

• Oil-fired central heating
o Underfloor heating + radiators on the ground floor
o Radiators on the upper floor
• High-quality aluminum-wood combination windows and doors
• Fully furnished
• Garage (36 m²)
• Fully fenced, park-like grounds
• Mediterranean vegetation with an old olive tree

Special features:
 Separate apartment
 Sea view & prime location
 Only approx. 150-200 m to the coast & promenade
 Well-maintained Mediterranean garden

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