



Code :	NAV2438
Location :	Opatija
Building size :	300 m ²
Lot size :	750 m ²
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

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

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

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

MEDIA CONCEPT d.o.o.

Zvančiči 54 E, 51211 Matulji

Web: www.kroatien-exklusivimmobilien.com

Mail: info@media-concept.hr

Tel: +385 51 711 499 Mob: +385 91 22 31 194