



Code :	NAV1940
Location :	Opatija
Building size :	340 m2
Lot size :	1350 m2
Distance from sea :	2000 m
Number of rooms :	5
Year of built :	2010
Heating :	air conditioning
Energy efficiency :	processing

Price :	1.700.000 € / 13.005.000 Kn
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Makler-Courtage von 3% zzgl. den gesetzlichen Mwst ist bei Vertragsabschluss fällig.

Atmospheric stone villa with infinity pool and breathtaking views

We want to present you a beautiful stone, Mediterranean villa on the slopes of Učka, near Opatija.

The villa was built according to the coastal and Istrian tradition of construction, on a plot of 1350 m2. On the beautiful garden, which ideally fits the configuration of the ground, there is an infinity-Pool (60 m2 / 12 x 5 m), sun deck, covered terrace with table and chairs and a garden barbecue. Mediterranean herbs and olives additionally adorn the garden. Below the pool is a room with pool equipment, toilets and storage.

The villa consists of ground and first floors. On the ground floor there are three bedrooms, each with its own bathroom and each designed in a different style.

All rooms have access to the terrace. The center of this villa is in any case the first floor which is dominated by a beautiful living room with a glass wall that literally connects you with the sea and the sky. The dining room is sumptuous, with a beautiful wooden table. The kitchen is equipped with modern appliances and a kitchen island that literally invites you to try your hand at preparing excellent local dishes. This floor is open and full of daylight. In addition to the above rooms, there is also a guest toilet and a storage room.

Above the dining room there is a gallery where another bedroom is located.

The villa is decorated and furnished with a lot of style and love for details.

The villa is fully air conditioned.

SAT-TV.

This property is a combination of traditional and modern style, located in a quiet position and is intended for a new owner who will know how to enjoy it.

Parking for 3-4 cars is located behind the house.

Distance from the restaurant is 300 m, while the first beach is 3 km away.

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