

EKSKLUZIVNO!!!OPATIJA - CENTAR , PREKRASNA NOVA VILLA , 150 M OD MORA !!!, Opatija, House



Seller Info

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About us: Agencija OPATIJA

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OPATIJA NEKRETNINE
j.d.o.o. OPATIJA
poslovnica Opatija nekretnine
M.Tita 88/1
poslovnica Opatija nekretnine
M.Tita 75
RIJEKA NEKRETNINE
j.d.o.o. RIJEKA
poslovnica Rijeka nekretnine
Adamićeva 24/2.kat

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Želja nam je postati jedna od vodećih grupacija na području poslovanja nekretninama na području cijele RH. Svoje usluge trudimo se pružati po najvišim standardima u posredovanju prometom nekretnina te posebnu pažnju poklanjamo svakom klijentu bez obzira na obim potrebne usluge.

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Naša usluga obuhvaća :

razgledavanje i prezentaciju nekretnina,

prikupljanje i provjeru sve potrebne dokumentacije za sklapanje pravnog posla,

upis vlasništva u zemljišnim knjigama,

pravno savjetovanje u svezi kupoprodaje nekretnine od strane naše pravne službe.

Poslovanje agencija koje
djeluju u sklopu grupe
OPATIJA NEKRETNINE
usklađeno je sa novim
Zakonom o posredovanju u
prometu nekretnina Republike
Hrvatske te posjedujemo
licencu za rad.

Reg No.: 56/2015

Listing details

Common

Title:	EKSKLUZIVNO!!!OPATIJA - CENTAR , PREKRASNA NOVA VILLA , 150 M OD MORA !!!
Property for:	Sale
House type:	detached
Property area:	758 m ²
Lot Size:	722 m ²
Number of Floors:	2
Bedrooms:	10
Bathrooms:	6
Price:	1.00 €
Updated:	Nov 01, 2023

Condition

Newbuild: yes

Location

Country:	Croatia
State/Region/Province:	Primorsko-goranska županija
City:	Opatija
City area:	Opatija
ZIP code:	51410

Permits

Building permit:	yes
Ownership certificate:	yes



Additional information

Energy efficiency: A

Parking

Garage:	yes
Number of parking spaces:	7
Covered parking space:	yes

Description

Description:

A beautiful new exclusive villa of 758 m², located in the center of Opatija, built on a plot of 703 m² near the sea, the promenade and the beach !!! Villa has a beautiful sun terrace of 60 m² built to serve as a pergola for the car park, which is located below the villa. This object consists of a garage-basement level, ground floor, first and second floor. On the plot are four parking spaces, two to three parking spaces were obtained in the basement where there is also an engine room for heating, a room for washing, a large tavern with barbecue fireplace, bathroom, finnish sauna and weightlifting. Object is divided into three completely separate and one from another independent living units. In the ground floor are two apartments with separate entrances. The first apartment consists of a living room, kitchen, dining room, bathroom and two bedrooms. The second is single-bedroom apartment with a large living room, kitchen, dining room and bathroom. The third, central apartment, is three-level apartment. It is connected with basement content. On the first floor there is a large living room, kitchen, dining room, two bedrooms, bathroom, guest toilet and hall. On the second floor are two bedrooms, bathroom, hall and a large Jacuzzi whirlpool. Each room has its own terrace and beautiful view of the sea. This villa is built from top materials. Potential buyer besides all the necessary documentation gets and about a thousand photos about the construction progress, showing what kind of materials are built in the villa. Complete basement as well as all other concrete works are derived from a water-impermeable concrete of strongest brand, isolated additional with hydro and thermal insulation and walled with another wall of concrete cubes. Supply of fresh air and the natural light is provided via light shafts made of company ACO. The walls are made of the highest quality Porotherm brick, thick 30cm. Thermo facade is silicon, the thickness of the thermal insulation is 10 cm. Some details of the facade are made of Alucobond tin. We can emphasize that the facade of the building is illuminated by street lighting in very impressive LED technology. Complete woodwork is aluminum, made of the most famous German manufacturers SCHÜCO, glazed with tempered glass stop-sol gray glass thickness 2x6 mm and 2x8 mm and protected with aluminum electric remote-controlled persiennes made of company ROLTEC. Installation of woodwork was done with the RAL technique installation so the villa is passive energy. All openings are covered with security systems and video surveillance. Room doors are of modern design (brushed oak) with magnetic closing. Bathrooms are equipped with the equipment of renowned manufacturers, Villeroy & Boch, Geberit, Viega, Paffoni. Heating and cooling of object is achieved with heat pumps (Altherma) top brand Daikin, which is definitely number one for heating and cooling. All rooms (even the basement-garage) at this property have underfloor and wall heating, as well as cooling. It is necessary once

again to emphasize that each apartment has its own separate heating, water and electricity. Each room has a digital thermostat which allows different heating and cooling of each room as well as their parts. Switches, sockets and thermostats throughout the house are brand VIMAR with stainless steel design masks the same manufacturer. The floors are finished technique of dry screed and covered with tiles paneling (milled and pressed granite) .Ceilings are lowered with Knauf and illuminated by LED illumination. The walls are plastered with finished fine plaster and further smoothing. The courtyard is decorated and with beautiful views of the sea. Grass part is enriched with tall palm trees and ornamental vegetation. On the plot is located swimming pool with sun terrace, which is fully enclosed with metal-stainless steel fence. Excellent unique property situated in a prime location in the "pearl" and "lady" of the Adriatic !!! ID CODE: 620-K1025

Additional contact info

Reference Number: 433258
Agency ref id: 620-K1025