

## OPATIJA, POLJANE - Prekrasna vila s bazenom i pogledom na more na osami, blizina Opatije, Opatija - Okolica, House



### Seller Info

Name: Agencija Dux nekretnine  
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First Name: Agencija  
Last Name: Dux nekretnine  
Company Name: DUX NEKRETNINE d.o.o.  
Service Type: Selling and renting  
Country: Croatia  
Region: Primorsko-goranska županija  
City: Rijeka  
ZIP code: 51000  
Address: Tizianova 8  
Mobile: 385 91 480 8808  
Phone: 385 51 518 174  
About us: Dux nekretnine agency operates with the aim of raising the quality of real estate brokerage to a higher level of professionalism and mutual satisfaction of the parties with which it cooperates. How do we do that? We approach each client humanely and professionally in order to facilitate one of the biggest and most important decisions in life - buying real estate. Our offer includes a wide range of high quality and very attractive properties in the Kvarner, Istria, islands and wider surroundings in order to satisfy the refined tastes of our longtime customers. The buying and selling process takes place at the highest level of quality with our reliability and commitment to each individual client. Our job is not done until we see a smile on the faces of clients. And even then

because we like to stay in touch  
even after the contract is signed  
- because our mission is more  
than just a job.

## Listing details

### Common

Title:	OPATIJA, POLJANE - Prekrasna vila s bazenom i pogledom na more na osami, blizina Opatije
Property for:	Sale
House type:	detached
Property area:	328 m <sup>2</sup>
Lot Size:	870 m <sup>2</sup>
Number of Floors:	1
Bedrooms:	6
Bathrooms:	4
Price:	1,200,000.00 €
Updated:	Nov 08, 2024

### Condition

Newbuild:	yes
Built:	2023

### Location

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

### Permits

Building permit:	yes
Location permit:	yes
Ownership certificate:	yes

### Heating

Central heating:	yes
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### Parking

Garage:	yes
Number of parking spaces:	7

## Description

Description:

OPATIJA, POLJANE - A beautiful villa with a pool and a view of the sea in a secluded area, near Opatija We present to you a unique opportunity to become the owner of this beautiful villa located in a secluded area near Opatija. This quality-built house of 328m<sup>2</sup> with a beautifully landscaped garden of 870m<sup>2</sup> delights with its luxury and spectacular sea view. On the ground floor there is a spacious open space living room and dining room, a modern kitchen, one bedroom with a bathroom and a guest toilet. From the kitchen and living room you can go out to a spacious covered terrace (42 m<sup>2</sup>) or to the garden where there is a wood-burning fireplace, creating a special atmosphere and warmth on colder days. Upstairs there are three spacious bedrooms, each with its own bathroom and private balconies (32 m<sup>2</sup>) that offer incredible open views of the sea and the surrounding nature. Enjoying this villa will not be limited to the summer months only, as the heating and cooling is fully adjustable via Wi-Fi, and the underfloor heating and pellet fireplace provide additional comfort even in colder periods. The villa also has 3 solar panels with a 400L boiler for the preparation of hot water. The outdoor space is heavenly - a heated swimming pool (8x4) with an automatic chemical dispenser, a children's park with entertainment for the youngest, and a grill for enjoying gastronomic delicacies outdoors. The yard exudes Mediterranean plants and lawns, and is maintained with a smart irrigation system. This house is located only 6.5 km from Ičići beach, an easy 10-minute drive, and is located in a secluded area surrounded by the greenery of Učka and beautiful views of the sea. Peace guaranteed. This beautiful villa is a combination of elegant and rustic interior in Mediterranean style, providing you with the ultimate experience of staying in a unique environment. An extremely high-quality property that is rare on the market as such. Dear clients, the agency commission is charged in accordance with the General Business Conditions:

[www.dux-nekretnine.hr/opci-uvjeti-poslovanja](http://www.dux-nekretnine.hr/opci-uvjeti-poslovanja) ID CODE: 23199

## Additional contact info

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