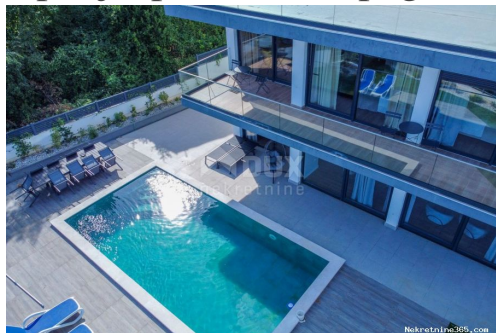


## OPATIJA, LOVRAN - novonamještena moderna vila 400m2 s bazenom blizu Opatije, panoramski pogled na more, Opatija - Okolica, House



### Seller Info

Name: Agencija Dux nekretnine  
E-mail: [info@dux-nekretnine.hr](mailto:info@dux-nekretnine.hr)  
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, LOVRAN - novonamještena moderna vila 400m2 s bazenom blizu Opatije, panoramski pogled na more
Property for:	Sale
House type:	detached
Property area:	400 m <sup>2</sup>
Lot Size:	700 m <sup>2</sup>
Number of Floors:	3
Bedrooms:	6
Bathrooms:	6
Price:	1,750,000.00 €
Updated:	Nov 10, 2024

### Condition

Newbuild:	yes
Built:	2023

### Location

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

### Permits

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

### Additional information

Energy efficiency:	A+
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### Heating

Central heating:	yes
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## Parking

Garage:	yes
Number of parking spaces:	3
Covered parking space:	yes

## Description

### Description:

OPATIJA, LOVRAN - newly furnished modern villa 400m<sup>2</sup> with pool near Opatija, panoramic sea view We are proud to present this incredibly beautiful villa, perfect for families looking for an exclusive villa in a quiet environment near the sea and Opatija. Located in a private and quiet street, this villa offers 400m<sup>2</sup> of luxurious living space. The house consists of a total of 5 spacious bedrooms, each of which has its own bathroom for your maximum privacy and comfort. It is particularly noteworthy that the south-facing bedrooms are equipped with an exit to the terrace, which allows you to start every morning with a refreshing view and natural light. This villa is ideal for families looking for a spacious and elegant home that combines luxury features with the comfort of everyday life. Its carefully designed details, such as underfloor heating, a modern kitchen, a private pool and a roof terrace, will provide you with an extraordinary living experience. In addition, a private garden and advanced security systems will ensure you a peaceful and safe life. This property stands out with a number of premium features: Large Heated Pool: You can start your day with a refreshing swim in the private pool which is heated to enjoy all year round. Underfloor heating: The entire house is equipped with underfloor heating to ensure comfort and warmth in all rooms. Safety: Your safety is our priority. The house is equipped with a private fenced yard, security cameras and an alarm system. Heat pumps: This house is equipped with a heat pump for heating inside the house and a separate heat pump for the pool, which will allow you to enjoy the pool all year round. Luxuriously furnished: The villa is sold fully furnished with top quality furniture, so you can move in and enjoy the luxury immediately. Playroom for children: For families with children, there is a special playroom where the youngest members of the family can spend their free time. Modern kitchen and built-in wardrobes: The kitchen is equipped with the latest equipment and custom built-in wardrobes provide plenty of storage space. Spacious roof terrace: The large roof terrace with an area of 200 square meters offers a wonderful panoramic view of the sea. The terrace is equipped with water and electricity connections, which is perfect for relaxing moments outdoors or spending time with friends and family. The house is located a 3-minute drive to

Lovran, and a 10-minute drive to the center of Opatija. (Only 2.5 km to the sea)  
Dear clients, the agency commission is charged in accordance with the General  
Terms and Conditions. <https://www.dux-nekretnine.hr/opci-uvjeti-poslovanja> ID  
CODE: 24057

### Additional contact info

Reference Number: 516708  
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