

## OPATIJA - luksuzna moderna villa 300m2 s bazenom i pogledom na more + uređena okućnica 650m2, Opatija, House



### Seller Info

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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  
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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 - luksuzna moderna villa 300m2 s bazenom i pogledom na more + uređena okućnica 650m2 |
| Property for:     | Sale   |
| House type:       | detached   |
| Property area:    | 300 m <sup>2</sup>   |
| Lot Size:         | 670 m <sup>2</sup>   |
| Number of Floors: | 3  |
| Bedrooms:         | 7  |
| Bathrooms:        | 4  |
| Price:            | 1.00 €   |
| Updated:          | Jul 15, 2024   |

### Condition

|           |     |
|-----------|-----|
| Newbuild: | yes |
|-----------|-----|

### Location

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

### Permits

|                        |     |
|------------------------|-----|
| Building permit:       | yes |
| Location permit:       | yes |
| Ownership certificate: | yes |



### Heating

|                  |     |
|------------------|-----|
| Central heating: | yes |
|------------------|-----|

### Parking

|                           |     |
|---------------------------|-----|
| Garage:                   | yes |
| Number of parking spaces: | 4   |

Covered parking space: yes

## Description

Description:

OPATIJA - luxurious modern villa 300m<sup>2</sup> with pool and sea view + landscaped garden 650m<sup>2</sup> Smart Villa in Opatija - this modern luxury villa that we offer for sale is located in beautiful Opatija, only 200 m from the sea, marina and beach. Located on a cascading terrain, on a plot of 670 m, the villa offers an enchanting view of the sea and the Kvarner islands. The villa exudes elegance and a harmonious interior and exterior. The living area of the villa is 300m<sup>2</sup> and is spread over three floors. The decoration of the villa is divided into 3 zones: entertainment zone, day zone and lounge zone. This modern luxury villa that we offer for sale is located in beautiful Opatija, only 200 m away from the sea and the beach. Located on a cascading terrain, on a plot of 670 m, the villa offers an enchanting view of the sea and the Kvarner islands. The villa exudes elegance and a harmonious interior and exterior. Characteristics of the smart villa: The living area is located on the ground and first floor. The ground floor consists of a living room, a kitchen, a dining room arranged according to the open space concept, a storage room and a bathroom with a shower. There is also one additional room that can be a study or an additional bedroom. The living room is dominated by a large glass wall that can be opened electrically, which provides a panoramic view from the living room. The outer part of the ground floor is dominated by a 30 m<sup>2</sup> swimming pool with a counter-current swimming system and a sunbathing area. There is also a summer kitchen with outdoor dining. A large pool on the ground floor and a smaller pool in the basement are connected by a waterfall created by a system of pool technology that connects the two pools, which allows water to constantly circulate in the waterfall. On the first floor there is a master bedroom with a bathroom and a terrace. There are two more bedrooms, each with its own bathroom, and one has its own terrace. At the top of the villa there is a lounge area with a whirlpool, which is thermally sealed with glass walls and can be used both in summer and winter. A designer fireplace gives a special atmosphere especially in the winter months. In the summer months, this space can be an open terrace equipped with comfortable armchairs and a sofa. In that zone there is also a separate bathroom, a small kitchen, a bar and a sun deck. In the basement of the villa, there is an additional space equipped with an audio-visual system and a heating-cooling system that can be used as an entertainment area, a cinema hall, a wine cellar or a storage room. The villa has an integrated KNX Smart home system. Smart houses offer the following advantages compared to conventional homes: energy savings, remote space management and control, security, increase in real estate value, comfort and lifestyle. All systems of the villa (heating-cooling, electrical system, audio-visual system, sensor alarm, video surveillance, smart house system, which systems cover all the rooms of the villa) are integrated into one control source; KNX system. The villa's equipment and installations will be from renowned Italian manufacturers. So the doors will be Barausse, eletro system, lamps and other Groppi and Viabizzuno, tiles, showers, REXA bathtubs. The exterior joinery and glass walls will be Heroal. The villa has 4 parking spaces and

a charging station for electric vehicles. They paid a lot of attention to the interior decoration of the villa, but also to the overall development of the construction project, paying attention to every detail. Thanks to the impressive equipment, in this smart villa everyone will find something for themselves, whether they are athletes, business people or lovers of film and music, because the future owner and his guests have at their disposal all the necessary facilities for entertainment and relaxation from the fast pace of modern life . The plot is completely surrounded by a stone wall that provides peace, intimacy and shelter from prying eyes. Certainly a beautiful property for a luxurious family life, but also suitable as an investment in the form of elite tourism. This property is 220m from the sea as the crow flies, or 650m on foot (7 min). OPATIJA: Opatija, a beautiful coastal town located on the Adriatic Sea, is a famous tourist destination for tourists from all over the world. The city is surrounded by beautiful nature, at the foot of the Učka mountain. Real estate in Opatija offers a priceless view of the sea and the surrounding islands of Krk and Cres. Opatija is surrounded by charming small towns with old houses located in narrow streets rich in history. The streets of the city of Opatija are made up of properties that stand out with their specific architecture and villas that date from the Habsburg period. A large selection of beaches, crystal clear sea and various tourist services are the key factors that make Opatija a perfect tourist destination recognized by neighboring countries as an excellent investment choice. Real estate prices in this area are rising, rental occupancy is excellent, which has resulted in a return on investment of 5% to 10% and attracting foreign investors. 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: 20244

## Additional contact info

Reference Number: 574146  
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