

OPATIJA, POLJANE - Rustikalna vila od 300m2 s panoramskim pogledom na Kvarnerski zaljev, Opatija - Okolica, House



Seller Info

Name:	Agencija Dux nekretnine
E-mail:	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:	<p>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.</p> <p>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</p>

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 - Rustikalna vila od 300m2 s panoramskim pogledom na Kvarnerski zaljev
Property for:	Sale
House type:	detached
Property area:	295 m ²
Lot Size:	750 m ²
Number of Floors:	1
Bedrooms:	5
Bathrooms:	3
Price:	1,200,000.00 €
Updated:	Oct 22, 2024

Condition

Built:	2007
Last renovation:	2017

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

Additional information

Energy efficiency:	A+
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Heating

Central heating:	yes
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Parking

Garage:	yes
Number of parking spaces:	4
Covered parking space:	yes

Description

Description:

OPATIJA, POLJANE - Rustic villa of 300m² with panoramic views of the Kvarner Bay Beautiful rustic villa of 300m² of living space with pool and panoramic views of the entire Kvarner Bay. This house is highly positioned in its neighborhood, which allows a view of the sea and greenery, which together make a beautiful landscape from every window and terrace. The house is spread over the ground floor and two floors. The entrance to the house is on the second floor where there is a living room and a spacious kitchen with dining area. Upstairs are the bedrooms, two of which have direct views of the Kvarner Bay. From the ground floor, where there is a room for entertainment and recreation and a sauna, there is access to the garden or pool. Each floor has its own balcony and the house faces the sea. This house differs from others by many factors such as heated pool, garage, 4 parking spaces, air conditioning in each room, central heating, tavern, summer kitchen with outdoor furniture, gym, sauna and billiards and it is very important to add that the owners lived in to this house which means that every year something new is made and the house is regularly maintained. The house is fully furnished and as such is for sale. The garden has 750m². This house is an ideal property for lovers of quality houses with a rustic flair. Also this house can serve as a safe investment. POLJANE - IČIĆI: Ičići is a small tourist place with about 800 inhabitants, located on the northern Adriatic, in the Kvarner Bay. The place is located 5 km from Opatija and 15 km from Rijeka. It is located at the foot of the mountain Učka, which is 1401 m high and whose environment has been declared a nature park due to the uniqueness and beauty of nature. Due to its favorable position, Ičići has developed over the years into a real tourist place with many offers, so in addition to a rich catering offer, it offers the opportunity to engage in various sports, excursions, night outs. The main tourist attraction of Ičići is definitely the beach. It is located in the center of town, and consists of concrete and sand. Every year, investments are made in the arrangement of the beach, which is why the beach receives a blue flag from year to year. Admission is free and accessible to all. The beach is bordered on one side by the ACI Yacht Marina, while on the other side there is a smaller port that has existed since the time and

place Ičići and which developed parallel to the place. This port accepts smaller boats and reminds that Ičići is a coastal town. Dear clients, the agency commission is charged in accordance with the General Terms and Conditions:
www.dux-nekretnine.hr/opci-uvjeti-poslovanja ID CODE: 13577

Additional contact info

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