

## POLJANE - nova luksuzna vila s bazenom i prekrasnom okućnicom, 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:	POLJANE - nova luksuzna vila s bazenom i prekrasnom okućnicom
Property for:	Sale
House type:	detached
Property area:	275 m <sup>2</sup>
Lot Size:	1073 m <sup>2</sup>
Number of Floors:	1
Bedrooms:	5
Bathrooms:	3
Price:	955,000.00 €
Updated:	Jul 31, 2024

### Condition

Newbuild:	yes
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### Location

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

### Additional information

Energy efficiency:	A
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### Heating

Central heating:	yes
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### Parking

Garage:	yes
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### Description

Description:	The beautiful newly built villa is located in an extremely attractive location in Poljane, just above the pearl of Opatija Riviera, Icici. Villa has a basement, ground floor and first floor. On the ground floor of 74m <sup>2</sup> there is a boiler room, storage room and garage for two cars. The ground floor is 102m <sup>2</sup> and consists of a hallway, a kitchen, a dining room, a comfortable living room, a beautiful bedroom
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and a bathroom. First floor has total area of 99m<sup>2</sup> consists of hallway, three bedroom, one study and a bathroom. The villa has two balconies and two terraces (each 19m<sup>2</sup>) with amazing view of the Kvarner Bay from the south, and from the west to mountain Učka and its natural park. According to the ideal position of this property from almost every part of the house stretches a beautiful open view, and it is full of sun and warmth. The interior is stylishly designed, with neutral tones prevailing and is equipped with top-quality modern furnishings. The villa is fully equipped, has an automatic central heating and cooling system, internet, satellite TV, video surveillance and anti-theft alarm. It is located on a spacious plot of 1073m<sup>2</sup> on which there is an outdoor heated swimming pool of 37m<sup>2</sup> and sunbathing area. The courtyard is landscaped in a traditional Mediterranean style and is has orchards, vegetables, olives, kiwi, etc., and an automatic garden watering system is installed. There is also a bbq zone for outdoor gatherings and pleasant moments. This charming beauty is a great choice if you are looking for a quiet corner and privacy with an enchanting view. ID CODE: 659

### Additional contact info

Reference Number: 578341  
Agency ref id: 659