

IČIČI, vila modernog arhitektonskog projekta od 275 m2, Opatija - Okolica, House



Seller Info

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City area: Opatija
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About us: Founded and owned by luxury real estate broker Milan Mandić, Smart Invest Properties is a top-producing luxury real estate agency in Europe - Croatia – Riviera of Opatija offering clients white-glove treatment, innovative marketing strategies, integrity and overall professionalism.

Smart Invest Properties is led by Milan Mandić who offers his unwavering work ethic, extensive background in the real estate finance and development industries and proven track record of delivering excellent service to his clients. Milan is sought-after by powerful professionals and influential individuals from all over the world for his extensive, unparalleled expertise in the Croatia –

Riviera of Opatija and Istria real estate market.

Smart Invest Properties serves clients throughout Riviera of Opatija, town Rijeka, Istria and Island Krk prime residential areas including Opatija, Lovran, Volosko, Rijeka, Istria, Island Krk and is working on some other parts of Croatia like main town Zagreb and Dalmatia together with their partners agency.

In addition to serving the Riviera of Opatija real estate market, Smart Invest Properties strongly believes that giving back to the community is extremely important.

Smart Invest Properties – Real estate agency participate in many local and international Real estate Fairs (Rexpo show – Zagreb - Croatia, International Moscow Property Show - Russia, International Property Show – London – UK, LPS Shangai Luxury Property Show - China, Munchen Property Show - Germany, MIPIM World property market Show Cannes, etc.)

Reg No.: 110/2010

Listing details

Common

Title:	IČIČI, vila modernog arhitektonskog projekta od 275 m2
Property for:	Sale
House type:	detached
Property area:	275 m ²
Lot Size:	1073 m ²
Number of Floors:	3

Bedrooms: 5
Price: 960,000.00 €
Updated: Apr 15, 2024

Condition

Newbuild: yes

Location

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

Permits

Ownership certificate: yes

Additional information

Energy efficiency: In preparation



Parking

Garage: yes

Description

Description: POLJANE, a private luxury villa with swimming pool in a peaceful and quiet location above Ičići, surrounded by greenery with a breathtaking view over the bay and islands. Modern architectural design. Built with natural, premium and prestigious materials. The villa is located on a plot of 1073 sqm. Villa have 275 sqm of living area and an outdoor swimming pool 37 sqm (8.4 x 4.4 m). The Villa consists of: Basement - 74 sqm: boiler room, garage for 2 cars, storage. Ground floor - 102 sqm: hallway, kitchen, dining room, living room, bedroom, bathroom. 1st floor - 99 sqm: hallway, 3 bedrooms, 1 study room, 2 bathrooms. Villa has 2 balconies (5 sqm) and 2 large terraces (19 sqm) with wonderful panoramic sea view from the south and from west to Učka. Materials and Equipment: - Roof - clay tiles; - Facade - Thermal (demit facades, ventilated facades), a combination of wooden facade panels, decorative plaster and natural stone; - Terraces and balconies - stainless steel-glass railings; - Access road and parking - paving slabs; - Swimming pool - coating glass mosaics, swimming pool equipment, in-kind stone around the pool, lighting; - Electrical - TV-SAT, internet, phone, intercom, video

surveillance (CCTV systems), automatic garage doors and double doors and external blinds with remote control; - Windows, sliding doors, sun protection - external aluminum blinds; - Air Equipment (multi-split systems), central heating, underfloor heating; - Exclusive exterior lighting facade and the garden; - Automatic watering the garden ; - Environment and garden - planning in traditional Mediterranean style. It is based on built-to-suit, according to individual needs and preferences of customers in the selection of interior / exterior materials and equipment or, if desired, according to the current project. Prices and dates are listed according to the present project investors. Info: 00385/99/320-0008 ID CODE: 578

Additional contact info

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