

## OPATIJA okolica, prekrasna vila s bazenom i pogledom na more u mirnom okuženju, prodaja, Opatija, House



### Seller Info

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Company Name: Smart Invest Immobilien  
Service Type: Selling and renting  
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Region: Primorsko-goranska županija  
City: Opatija  
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:	OPATIJA okolica, prekrasna vila s bazenom i pogledom na more u mirnom okuženju, prodaja
Property for:	Sale
House type:	detached
Property area:	639 m <sup>2</sup>
Lot Size:	769 m <sup>2</sup>

Number of Floors: 2  
Bedrooms: 12  
Bathrooms: 6  
Price: 900,000.00 €  
Updated: May 31, 2024

## Condition

Newbuild: yes  
Built: 2014  
Last renovation: 2020

## Location

Country: Croatia  
State/Region/Province: Primorsko-goranska županija  
City: Opatija  
City area: Opatija

## Permits

Building permit: yes  
Ownership certificate: yes



## Additional information

Energy efficiency: In preparation

## Parking

Covered parking space: yes

## Description

Description: OPATIJA vicinity, For sale is a beautiful detached villa with a swimming pool, guest house, beautifully landscaped garden and a view of the sea. This beautiful villa is situated on a great location in a quiet environment on the edge of the Nature Park Učka, it is immersed in greenery and guarantees complete privacy. It is surrounded by a green belt, which prevents further construction in the immediate vicinity. The property consists of a main villa with an area of 549 m<sup>2</sup> and a guest house with an area of approx. 90 m<sup>2</sup> on a land plot of 769 m<sup>2</sup>. In total there are 3 residential units, 9 bedrooms, 6 bathrooms + 1 WC. MAIN VILLA In the half-basement there is a large tavern for socializing with a spacious covered terrace, a bathroom, a room prepared for a wine cellar with a separate entrance from the garden, a large storage room. There is also a summer kitchen with an outdoor fireplace, as well as a wonderful playroom for children, a landscaped lawn

with a slide and swings. On the ground floor there is an apartment consisting of a spacious living room, a kitchen with a dining room, 2 bedrooms, a bathroom and a large terrace with access to the garden and the pool. On the 1st and 2nd floor there is a large duplex apartment consisting of a spacious living room with a kitchen and dining room, 4 bedrooms, 2 bathrooms, a toilet, and two terraces and two balconies with a wonderful view of the sea and the surrounding greenery.

**GUESTHOUSE** Next to the main villa is a guest house consisting of a ground floor and a gallery, which has three bedrooms, a living room with a kitchen, and two bathrooms. **EQUIPMENT** The villa was built with high quality and taste (2014), and was renovated in 2020. Brac stone and Istrian kanfanar, oak floor, first-class ceramics on the bathroom walls were used in the interior design. • 3 beautiful fireplaces (one per floor) • air conditioners for heating and cooling • video surveillance • remote-controlled gate and automatic lawn irrigation

**TERRITORY** The yard is beautifully decorated and planted with laurel, cherry trees, pines, cypresses and other Mediterranean plants, and everything is enclosed in high stone walls, which gives the impression of a real lordly property. Inside the garden there is a round swimming pool with a sunbathing terrace, an outdoor Jacuzzi for 6 people, and a parking space for several cars. This beautiful villa is a great opportunity to take over the well-established business of tourist rental (categorization 4\*\*\*\*), and due to its surface area and contents, it is excellent also for comfortable year-round living for a larger family. For more information and a viewing appointment call: +385/99/320-0008 ID CODE: 13696

## Additional contact info

Reference Number: 612236  
Agency ref id: 13696