

Opatija, ekskluzivna villa sa bazenom, Opatija, House



Seller Info

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Listing details

Common

Title: Opatija, ekskluzivna villa sa bazenom
Property for: Sale
House type: detached
Property area: 758 m²
Lot Size: 722 m²
Number of Floors: 2
Bedrooms: 11
Bathrooms: 4
Price: 3,990,000.00 €
Updated: Jul 31, 2024

Location

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



Permits

Ownership certificate: yes

Additional information

Energy efficiency: A+

Parking

Garage: yes

Number of parking spaces: 7

spaces:

Covered parking space: yes

Description

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VILLA 758m², on a plot of 722m²+60m² terrace for sunbathing, built to serve as a pergola for the parking lot located below it. This building consists of a garage-basement floor, ground floor, first and second floor. There are four parking spaces in the garden, two to three parking spaces are available in the basement, where there is also a machine room for heating, a laundry room, a large tavern with a grill fireplace, a bathroom, a sauna and a gym. The building is divided into three completely separate and mutually independent residential units. There are two apartments on the ground floor with separate entrances. The first apartment consists of a living room, kitchen, dining room, bathroom and two bedrooms. The second apartment is one bedroom with a large living room, kitchen, dining room and bathroom. The third, central apartment has three floors. It is connected to the basement contents. On the first floor there is a large living room, kitchen, dining room, two bedrooms, bathroom, guest toilet and hallway. On the second floor there are two bedrooms, a bathroom, a hallway and a large whirlpool tub. Each room has its own terrace and a beautiful view of the sea. This VILLA is built of top quality materials. Along with all the necessary documentation, the potential buyer receives about a thousand photos of the construction, which show which materials have been incorporated into it. The complete basement floor, like all other concrete works, is made of waterproof concrete of the strongest brand, insulated with additional hydro and thermal insulation and walled with another wall of concrete blocks. The supply of fresh air and natural light is made possible by the light windows of the company ACO. The walls are built with the highest quality porotherm bricks, 30 cm thick. The thermo facade is silicone, the thermal insulation thickness is 10 cm. Some details of the facade are made of alucobond sheet. We can also emphasize that the facade part of the building is illuminated by external lighting using very effective LED technology. The complete joinery is aluminum, from the best-known German manufacturer SCHÜCO, glazed with tempered stop-sol gray glass 2x6mm and 2x8mm thick and protected by remote-controlled aluminum electric blinds from ROLTEC. The installation of carpentry was done with RAL installation so that the house is energy passive. Every opening is covered by an anti-burglary system as well as video surveillance.

The room door has a modern design (brushed oak) with a magnetic closure. The bathrooms are equipped with equipment from renowned manufacturers Villeroy&Boch, Geberit, Viega, Paffoni. The heating and cooling of the building was achieved using heat pumps (alterms) of the top brand DAIKIN, which is surely the number one for heating and cooling. All rooms (even the basement garage) in this building have floor heating plus ceiling heating and cooling. It should be noted once again that each apartment has its own separate heating, water and electricity. Each room has digital thermostats that enable different heating and cooling of the rooms as well as their parts. Switches, sockets and thermostats throughout the house are of the VIMAR brand with stainless steel design masks from the same manufacturer. The floors are finished using the dry screed technique and covered with gres coverings (ground and pressed granite). The ceilings are lowered with Knauf and illuminated with LED lighting. The walls were plastered with ready-made fine plaster and additionally smoothed. The yard is decorated with a view of the sea. The grassy part is enriched with tall palm trees and ornamental plants. In the garden there is a swimming pool with a terrace for sunbathing and it is completely surrounded by a stainless steel fence. Dear customers, in accordance with the Law on Brokerage in Real Estate, viewing the property is only possible with the signature of the Brokerage Agreement. According to the same, the buyer is obliged to pay the agency commission in case of purchase. ID CODE: 1567

Additional contact info

Reference Number: 629832
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