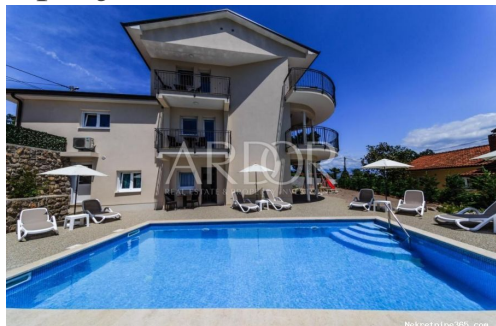


## Opatijska rivijera, villa 380 m2 s bazenom i panoramskim pogledom na more, Opatija - Okolica, House



### Seller Info

Name: Sendi Vinski  
First Name: Sendi  
Last Name: Vinski  
Company: Sendi Real Estate  
Name:  
Service Type: Selling and renting  
Additional: vinskisendi@gmail.com  
Email:  
Website: <https://www.sendi-realestate.com>  
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51000 Rijeka  
Reg No.: 135/2020

### Listing details

#### Common

Title: Opatijska rivijera, villa 380 m2 s bazenom i panoramskim pogledom na more  
Property for: Sale  
House type: detached  
Property area: 380 m<sup>2</sup>  
Lot Size: 742 m<sup>2</sup>  
Number of Floors: 3  
Bedrooms: 12  
Bathrooms: 7  
Price: 1,450,000.00 €  
Updated: Aug 07, 2024

#### Location

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

ZIP code: 51410

## Permits

Ownership certificate: yes



## Additional information

Energy efficiency: In preparation

## Parking

Garage: yes

Number of parking spaces: 7

## Description

Description:

Exclusive Villa for Sale in Ika Just a 5-minute walk from the sea, this exclusive villa in Ika offers three apartments and a swimming pool, with a panoramic view of the entire Kvarner Bay and its islands. This south-facing property boasts a living area of 380 m<sup>2</sup>, while the landscaped yard is fully finished. Layout and Features

**Ground Floor:**

- Private Pool and Fireplace: Exceptional features of this part of the villa include a private pool and fireplace.
- Apartment: Air-conditioned apartment with a private entrance, living room, separate bedroom, bathroom with shower, terrace with garden view, barbecue, washing machine, and flat-screen TV with satellite channels.
- Additional Rooms: Large storage room with a central heating boiler, room prepared for a jacuzzi and sauna, and a beautifully furnished tavern with a fireplace.

**First Floor:**

- Apartment: Spacious apartment with a living room, three separate bedrooms, and three bathrooms with shower. The apartment is air-conditioned, has a private entrance, fireplace, and sea view. The unit includes four beds.

**Second Floor:**

- Apartment: Identical layout as the first floor with a living room, three separate bedrooms, three bathrooms with shower, fireplace, private entrance, and sea view. It also includes four beds.

**Additional Features**

- Garages and Parking: Two residential units connected by an internal staircase with garages, along with a separate apartment by the pool. Total parking space for 7 vehicles.
- Technical Equipment: Pellet heating, cooling, video surveillance, alarm system, large south-facing balcony terraces, and balconies.
- Quality Construction: The villa is well-built and luxuriously equipped. All installed materials, floor and wall coverings are of the highest standards. Facade stone wool 10 cm thick, central heating, and high-quality aluminum joinery.
- Furniture and Appliances: The villa is sold fully furnished with first-class furniture and appliances.

Dear Buyers, In accordance with the Real Estate Brokerage Act, property viewing is only possible upon signing a Brokerage Agreement. According to this, the buyer is obliged to

pay the agency commission in the event of a purchase. ID CODE: 2057

### **Additional contact info**

Reference Number: 631764  
Agency ref id: 2057