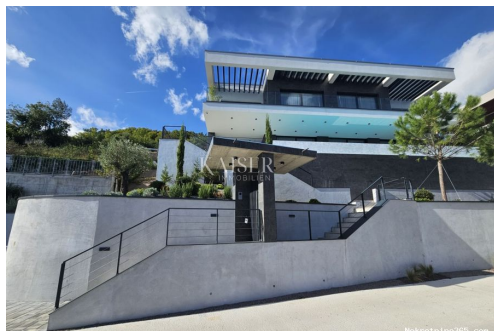


Opatija, okolica - luksuzna villa 340m2 sa bazenom, Opatija, House



Seller Info

Name: Kaiser Immobilien
First Name: Kaiser
Last Name: Immobilien
Company Name: Kaiser Immobilien d.o.o.
Service Type: Selling and renting
Website: <https://kaiser-immobilien.hr/>
Country: Croatia
Region: Primorsko-goranska županija
City: Opatija
ZIP code: 51410
Address: Maršala Tita 97
Mobile: 00385992140008
Phone: 0038551823491
About us: The professional team of experts for exclusive real estate of the agency KAISER IMMOBILIEN becomes a partner for clients in a pleasant, undisturbed, discreet and intimate atmosphere. We strive to meet the highest standards and with great commitment we find the perfect property for you. With our expertise, dedication, our instinct and knowledge of the regional market, you can build your dream property in the locations of Kvarner, Istria, Dalmatia and the whole of Croatia. We advise you from the first appointment to the conclusion of the contract and beyond. Each client is approached individually with maximum trust.

The founders of the agency are Silviya Panuccio and Dean Luić.

Leave it to our team of experts who know every challenge on

the way to the best real estate.

Our focus is quality, safety and finding the perfect property for the money invested.

Reg No.: 133/2024

Listing details

Common

Title:	Opatija, okolica - luksuzna villa 340m2 sa bazenom
Property for:	Sale
House type:	detached
Property area:	340 m ²
Lot Size:	963 m ²
Number of Floors:	1
Bedrooms:	5
Bathrooms:	4
Price:	1.00 €
Updated:	Oct 03, 2024

Condition

Newbuild:	yes
Built:	2023

Location

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

Permits

Building permit:	yes
Ownership certificate:	yes

Additional information

Energy efficiency:	In preparation
--------------------	----------------



Heating

Central heating:	yes
------------------	-----

Parking

Number of parking spaces: 4

Description

Description:

Kaiser immobilien mediates the sale of this unique property, a luxurious villa with a panoramic view of the sea, located in the vicinity of Opatija, just 300m from the sea. If you are imagining your ideal villa by the sea, you don't need to think too much because this villa is designed just like that - perfectly. The main determinants of design, construction, furnishing and decoration were functionality, symmetry, airiness, luxury and timeless beauty, and they led to the ultimate goal - a villa that belongs to the very top of the real estate offer in this part of Europe. When designing this building, its location and placement on a slope facing the sea, as well as its southeast orientation, were primarily taken into account. Passing through all the rooms in the villa, you have the feeling that you are in a floating ship that almost surreally, through aluminum glass walls of large format and excellent quality, outlines the harmonious blue of the sea and the sky, and the green forested vegetation of the island on the southern horizon. The large overflow pool further strengthens this impression of infinity, and of a simple and soothing combination of water, sea and sky. The villa is located on a plot of 962m² and divided into two floors, with a total living area of 340m². When entering the ground floor of the villa, one immediately notices the spacious glazed "open space" area that includes the kitchen, dining room and living room, and with its airiness and simplicity, it does not dominate the interior but allows the enjoyment of the main content - a panoramic view of the sea. Only when the incredible energy of the environment and the endless sea view is absorbed, the eye notices the details that further enrich this property - designer furniture, impeccable lighting, top-quality equipment and harmoniously selected works of art. In the living room there is a wood-burning fireplace that further enriches the space and atmosphere, and on the ground floor there is also a guest toilet and a boiler room. The living room opens onto a spacious terrace of 40 m², which together with the sun deck of 70 m² makes an extremely pleasant place to stay during the nicer weather, which is not lacking in this area with 2230 hours of sunshine per year. We climb the well-lit staircase to the first floor, which is designed as a sleeping area and in which there are 4 bedrooms with their own bathrooms, and a laundry room. When we talk about the view from the ground floor, going to the first floor opens up the view further, and all the bedrooms face the sea and the horizon, each with its own exit to the common terrace of 45m². Drinking morning coffee or tea on the covered terrace bordered by a glass fence and facing the sea is the perfect start to the day. Top quality materials were used in the construction and furnishing, the entire house has underfloor heating with a heat pump, and a built-in air conditioning and ventilation system. Everything is managed by thermostats arranged in the living room and in all rooms and bathrooms. The facility has video surveillance, an anti-burglary system and a video intercom. In the landscaped garden next to olive trees, pine trees and wild Mediterranean plants, there is a large

overflow heated swimming pool of 48m². It is a place that in summer evenings offers, in addition to refreshments, a view of the starry sky. There are also four parking spaces in the garden. This facility is the pinnacle of the luxury real estate offer, and it is impossible to describe it in words, it must be experienced. It is sold equipped and furnished with designer pieces of furniture. The commission of the agency for the buyer is 3% + VAT and is paid in case of real estate purchase, when the first legal deed is concluded. The buyer does not pay real estate sales tax (3%).
ID CODE: 105-14

Additional contact info

Reference Number: 648904
Agency ref id: 105-14