

## Opatija - elegantna vila sa panoramskim pogledom i integriranim Smart home sustavom, Opatija, House



### Seller Info

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About us: Europartner is a licensed real estate agency based in Istria in the town of Poreč, an active member of the Croatian Chamber of Commerce.

Our mission is to fulfill the wishes of our clients, we listen to what you tell us and we are focused on realizing your wishes, which helps us with our many years of experience and acquired market knowledge.

Our Real Estate Portfolio is the result of our work and desire to be among the best, and our satisfied clients are the crown of our profession.

Our business does not end with the signing of the contract, we are still available to our clients for all other jobs from the

moment of purchase to carefree  
move into the desired property.

We speak: Croatian, English,  
German, Italian

We are enrolled in:

Directory of real estate agents  
in the Republic of Croatia,  
pursuant to Article 12,  
paragraph 2 of the Law on Real  
Estate Brokering (Official  
Gazette 107/07)  
Register of Real Estate Brokers  
in the Republic of Croatia,  
pursuant to Article 2 of the Law  
on Real Estate Brokering  
(Official Gazette 107/07)

EUROPARTNER d.o.o  
Istarskog Razvoda 1, 52440  
Poreč  
OIB: 68770135089  
MBS: 130003427  
Share capital: 20.000,00 HRK  
The competent court:  
Commerical court Pazin

## Listing details

### Common

Title:	Opatija - elegantna vila sa panoramskim pogledom i integriranim Smart home sustavom
Property for:	Sale
House type:	detached
Property area:	300.0 m <sup>2</sup>
Lot Size:	300.0 m <sup>2</sup>
Bedrooms:	5
Bathrooms:	5
Price:	0.0 €
Updated:	Nov 07, 2024

### Condition

Newbuild:	yes
Condition:	Kept

Built: 2022

## Location

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

## Additional information

Infrastructure: Water, Air conditioner, Sewage, ADSL

## Parking

Number of parking spaces: 4

## Description

Description: This modern luxury villa that we offer for sale is located in fabulous Opatija, only 200 m air distance from the sea and the beach. Located on a cascading terrain, on a plot of 670 m, the villa offers an enchanting view of the sea and the islands of Kvarner. The villa exudes elegance and harmonious interior and exterior. The living area of the villa is 300m<sup>2</sup> and spreads over three floors. The decoration of the villa is divided into 3 zones: entertainment zone, living area and lounge zone. In the basement of the villa there is an entertainment area with a small whirlpool, sun deck and accompanying facilities such as an aperitif bar with chairs in the pool. The plot is completely surrounded by a stone wall which provides peace, intimacy and shelter from prying eyes. The living area is located on the ground floor and first floor. The ground floor consists of a living room, kitchen, dining room decorated according to the open space concept, storage and bathroom with shower. Below is one additional room that can be a study or an additional bedroom. The living room is dominated by a large glass wall with electric opening that provides a panoramic view of the sea and Kvarner from the living room. The outer part of the ground floor is dominated by a 30 m<sup>2</sup> pool with a counter-current swimming system and a sun deck. There is also a summer kitchen with outdoor dining. A large pool on the ground floor and a smaller pool in the basement are connected by a waterfall created by a pool technology system that connects the two pools and allows water to constantly circulate in the waterfall. On the first floor there is a master bedroom with bathroom and terrace, and next to it there are two more bedrooms, each with its own bathroom, one of which has its own terrace. At the top of the villa there is a lounge area with a whirlpool that is thermo enclosed by glass walls and can be used in both summer and winter. The designer fireplace gives a special atmosphere in the winter months. In summer, this space can be an open terrace equipped with comfortable armchairs and a sofa. In this area there is also a separate bathroom, small kitchen-bar and sun deck. In the

basement of the villa there is an additional space equipped with an audio-visual system and a heating-cooling system which can be an entertainment space, a cinema hall, a wine cellar or a storage room. The villa has an integrated Smart home system KNX. Smart homes offer the following advantages over conventional homes: energy savings, remote space management and control, security, property value increase, comfort and lifestyle. All villa systems (heating-cooling, electrical system, audio-visual system, sensor alarm, video surveillance, smart home system, which systems cover all villa rooms) are integrated into one control source; KNX system. The equipment of the villa and the installation itself will be from renowned Italian manufacturers - for example, the doors will be Barausse; electrical system, lamps and other Groppi and Viabizzuno; spins, showers, bathtubs REXA. Exterior joinery and glass walls - Heroal. The villa has 4 parking spaces and a charging station for electric vehicles. Other notes: A tour of the property is possible with the signing of a brokerage agreement. In the case of a decision to purchase real estate, the Agency fee is 3% + VAT on the purchase price and is invoiced after the conclusion of the purchase agreement.

### Additional contact info

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Agency ref id: E-128  
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