

## IČIČI, vila modernog arhitektonskog projekta od 275 m2, Opatija - Okolica, Casa



### Información del vendedor

Nombre: Smart Invest Immobilien

E-mail: [info@smart-invest.hr](mailto:info@smart-invest.hr)

Nombre: Smart

Apellido: Invest Immobilien

Nombre de la empresa: Smart Invest Immobilien

Service Type: Selling and renting

Sitio Web: <http://www.smart-invest.hr/>

País: Croatia

Region: Primorsko-goranska županija

City: Opatija

City area: Opatija

Código postal: 51410

Dirección: Ive Kirigina 1

Mobile: 099/320-0008

Sobre nosotros: 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

## Datos del anuncio

### Común

Título:	IČIČI, vila modernog arhitektonskog projekta od 275 m2
Propiedad para:	Venta
Tipo de vivienda:	separado
Pies cuadrados:	275 m <sup>2</sup>
Tamaño del lote:	1073 m <sup>2</sup>
Número de pisos:	3

Dormitorios: 5  
Precio: 960,000.00 €  
Publicado: 15.04.2024

## Condición

Nueva construcción: sí

## Ubicación

País: Croatia  
Provincia / Región /  
Provincia: Primorsko-goranska županija  
Ciudad: Opatija - Okolica  
Área urbana: Ičići  
Poštanski broj: 51410

## Permisos

Certificado de propiedad: sí

## Información adicional

Eficiencia energética: En preparación



## Estacionamiento

Garaje: sí

## Descripción

Información adicional: IČIČI - POLJANE, privada luksuzna villa s bazenom na mirnoj i tihoj lokaciji iznad Ičića, u okruženju zelenila s predivnim pogledom na cijeli Kvarnerski zaljev i otoke. Moderan arhitektonski projekt. Ugrađeni su prirodni, vrhunski i prestižni materijali Villa se nalazi na parceli od 1073 m<sup>2</sup>. Villa je površine 275 m<sup>2</sup> te ima vanjski bazen od 37 m<sup>2</sup> (8,4 x 4,4 m). Sastoji se od: Suteran - 74 m<sup>2</sup>: kotlovnica, garaža za 2 auta, spremište. Prizemlje - 102 m<sup>2</sup>: hodnik, kuhinja, blagovaona, dnevni boravak, spavaća soba, kupaona. 1. kat - 99 m<sup>2</sup>: hodnik, 3 spavaće sobe, 1 radna soba, 2 kupaone. Villa ima 2 balkona (5 m<sup>2</sup>) i 2 velike terase (19 m<sup>2</sup>) s prekrasnim panoramskim pogledom na more s juga, te sa zapada na Učku. Materijali i oprema : --Krov – glineni crijep; --Fasada – termo (demit fasada, ventilirajuća fasada ), kombinacija drvenih fasadnih panela, dekorativne žbuke i prirodnog kamena; --Terase i balkoni – inox-staklo ograde; --Prilazni put i parking – popločavanje pločama; --Bazen – oblaganje staklenim mozaikom, bazenska oprema, prirodni kamen oko bazena, rasvjeta; --Elektroinstalacija - TV-SAT,

internet, telefon, parlafon, videonadzor (CCTV sustav), automatska garažna i dvokrilna ulazna vrata (portun) te vanjske žaluzine s daljinskim upravljanjem; --Prozori, klizne stijene – pvc stolarija, zaštita od sunca – vanjske alu-žaluzine; --Klima oprema (multi-split sistema), centralno grijanje, podno grijanje; --Ekskluzivna vanjska rasvjeta fasade i vrta; --Automatsko zaljevanje vrta; --Okoliš i vrt – uređenje u tradicionalnom mediteranskom stilu, izrada travnjaka, ozelenjavanje; Za sve ostale informacije nazovite 099/320-0008 ID KOD AGENCIJE: 578

## Información de contacto adicional

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Agency ref id:            578  
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