

## ΙČIČI, vila modernog arhitektonskog projekta od 275 m2, Opatija - Okolica, Σπίτι



### Πληροφορίες Πωλητή

Όνομα: Smart Invest Immobilien

Ηλεκτρονικό info@smart-invest.hr

Ταχυδρομείο:

Όνομα: Smart

Επώνυμο: Invest Immobilien

Όνομα Smart Invest Immobilien

Εταιρίας:

Service Type: Selling and renting

Ιστοχώρος: <http://www.smart-invest.hr/>

Χώρα: Croatia

Region: Primorsko-goranska županija

City: Opatija

City area: Opatija

Ταχυδρομικός 51410

Κώδικας:

Διεύθυνση: Ive Kirigina 1

Mobile: 099/320-0008

Σχετικά με  
εμάς: 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

## Στοιχεία καταχώρησης

### Κοινά

Τίτλος: IČIČI, vila modernog arhitektonskog projekta od 275 m2  
Ιδιοκτησία για: Πώληση  
Τύπος Σπίτι: μονοκατοικία  
Τετραγωνικά Πόδια: 275 m<sup>2</sup>

Μέγεθος Πάρκινγκ: 1073 m<sup>2</sup>  
Αριθμός Ορόφων: 3  
Υποδωμάτια: 5  
Τιμή: 960,000.00 €  
Δημοσιεύτηκε: 15.04.2024

## Κατάσταση

Νεόκτιστα: όχι

## Τοποθεσία

Χώρα: Croatia  
Κράτος / Περιοχή /  
Επαρχία: Primorsko-goranska županija  
Πόλη: Opatija - Okolica  
Περιοχή Πόλη: Ičići  
Poštanski broj: 51410

## Άδειες

πιστοποιητικό  
ιδιοκτησίας: όχι

## Πρόσθετες πληροφορίες

Ενεργειακής απόδοσης: Στο πλαίσιο της προετοιμασίας



## Στάθμευση

Γκαράζ: όχι

## Περιγραφή

Πρόσθετες πληροφορίες: IČIČI - POLJANE, privatna 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, plafon, 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

## Πρόσθετες πληροφορίες επαφής

Εσωτερικός αριθμός      589465  
αναφοράς:  
Agency ref id:            578  
ΤΗΛΕΦΩΝΟ                +385/91/320-0040  
ΕΠΙΚΟΙΝΩΝΙΑΣ: