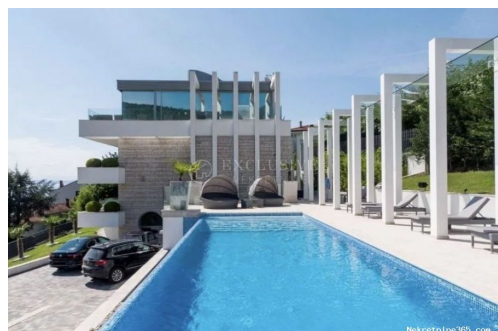


**ΕΚΣΚΛΟΥΖΙΒΝΑ VILLA NA TOP LOKACIJI, Opatija - Okolica, Σπίτι****Πληροφορίες Πωλητή**

Όνομα:	Exclusive Nekretnine
Όνομα:	Exclusive
Επώνυμο:	Nekretnine
Όνομα	Exclusive nekretnine d.o.o.
Εταιρία:	
Service Type:	Selling and renting
Ιστοχώρος:	<a href="https://www.exclusive-nekretnine.hr">https://www.exclusive-nekretnine.hr</a>
Χώρα:	Croatia
Region:	Primorsko-goranska županija
City:	Opatija
City area:	Opatija
Ταχυδρομικός	51410
Κώδικας:	
Διεύθυνση:	Maršala Tita 65
Mobile:	+385(0)91/887-5855
Phone:	+385(0)51/498-068
Σχετικά με εμάς:	<p>Founded in 2017 and situated in the heart of Opatija, on Maršala Tita Street No.65, and Kralja Tomislava 2 Crikvenica theExclusive nekretnine d.o.o has operated successfully in the entire area of Opatija,Rijeka,Crikvenica,Krk and his surroundings. In compliance with the Law of Intermediation on Real Estate, the Agency performs all required judicial activities to allow the most convenient market price at the moment of the real estate purchase and sale.</p>

The Agency is a real estate licence holder and signatory to the Code of Business Ethics of the Croatian Chamber of Commerce. Its main activities consist of purchase intermediation, rental, sale and

exchange of real estate properties.

In addition, the Agency collaborates with external experts on matters of real estate evaluation and Energy Performance Certification.

For all our clients, we perform a complete verification of the official documentation found in the Land Registry as well as in the Cadastral records, from which we certify the property of the real estate.

#### Στοιχεία καταχώρησης

### Κοινά

Τίτλος:	EKSKLUZIVNA VILLA NA TOP LOKACIJI
Ιδιοκτησία για:	Πώληση
Τύπος Σπίτι:	μονοκατοικία
Τετραγωνικά Πόδια:	600 m <sup>2</sup>
Μέγεθος Πάρκινγκ:	2300 m <sup>2</sup>
Υπνοδωμάτια:	6
Μπάνια:	6
Τιμή:	8,000,000.00 €
Δημοσιεύτηκε:	22.05.2024

### Τοποθεσία

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

### Άδειες

Οικοδομική άδεια:	όχι
άδεια Τοποθεσία:	όχι
πιστοποιητικό ιδιοκτησίας:	όχι



### Πρόσθετες πληροφορίες

Ενεργειακής απόδοσης: A+

## Θέρμανση

Κεντρική θέρμανση: όχι

## Στάθμευση

Αριθμός χώρων  
στάθμευσης: 4

## Περιγραφή

Πρόσθετες πληροφορίες: Κuća Vila za prodaju, Opatija, Prodaje se luksuzna vila moderne arhitekture smještena na padinama iznad marine u Ičićima, na lijepo uređenom zemljištu površine 2.300 m<sup>2</sup>. Površine je 600 m<sup>2</sup> i prostire se na 3 etaže koje su povezane unutarnjim liftom. U prizemlju se nalazi SPA zona sa bazenom, saunom i fitnessom koji izlaze na prostranu terasu sa sunčalištem i relax zonom ispred koje se nalazi poseban „zid tuš“ koji noću kada se upali, zajedno s ambijentalnom vrtinom rasvjetom, stvara poseban ugođaj. U prizemlju se nalazi i jedna spavaća soba sa kupaonicom, te vinski podrum sa cigar sobom. Na prvom katu smješten je prostrani dnevni boravak s kuhinjom, blagovonicom i kupaonicom. Iz open space dnevnog se izlazi na prostrane terase s pogledom na more. Tu se nalaze još dvije spavaće sobe sa en-suite kupaonicama, toalet, garderobna soba i spremište. Na drugom katu nalazi se master spavaća sobe s en-suite kupaonicom i garderobom, s izlazom na veliku terasu, te još jedna spavaća soba sa svojom kupaonicom i terasom. Interijer vile: SMART HOME sustav upravljanja, centralno podno grijanje + klima, kvalitetna ALU vanjska stolarija, kamen Cotto d'Este i tikovina iz Burme u wellness zoni, parket Listone Giordano (dužine 1.5-2 m) u dnevnom boravku, spavaćim sobama i kupaonicama, unutarnja i vanjska rasvjetna tijela su marke iGuzzini, dio fasade pokriven bračkim kamenom. Alarm i video nadzor: prilaz vili je kroz uređeni i noću osvjetljeni kameni put i kapiju, sigurnosno je zaštićen s alarmom i s najsuvremenijim sustavom video nadzora. Parking je omogućen garažom za dva automobila (54 m<sup>2</sup>). Tehnička soba sa bazenskom opremom, sustavom grijanja i hlađenja. ID KOD AGENCIJE: 2196

## Πρόσθετες πληροφορίες επαφής

Εσωτερικός αριθμός 610110

αναφοράς:

Agency ref id: 2196