

## OPATIJA-IČIĆI!!!IMPOZANTNA VILLA-ODLIČNA LOKACIJA!!!PANORAMSKI POGLED!!!, Opatija - Okolica, Famiglia



### Info venditore

Nome: Exclusive Nekretnine

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Cognome: Nekretnine

Nome della ditta: Exclusive nekretnine d.o.o.

Service Type: Selling and renting

Website: <https://www.exclusive-nekretnine.hr>

Paese: Croatia

Region: Primorsko-goranska županija

City: Opatija

City area: Opatija

CAP: 51410

Indirizzo: Maršala Tita 65

Mobile: +385(0)91/887-5855

Phone: +385(0)51/498-068

Riguardo a noi: 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.

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.

## Dettagli annunci

### Comune

Titolo:	OPATIJA-IČIĆI!!!IMPOZANTNA VILLA-ODLIČNA LOKACIJA!!!PANORAMSKI POGLED!!!
Proprietà per:	Sale
Tipo di casa:	distaccato
Square Feet:	730 m <sup>2</sup>
Lot Size:	700 m <sup>2</sup>
Numero di piani:	2
Stanze da letto:	7
Bagni:	5
Prezzo:	1.00 €
Pubblicato:	11.10.2023

### Stato

Nuova costruzione:	si
Built:	2023.

### Collocazione

Nazione:	Croatia
Stato / Regione /	Primorsko-goranska županija
Provincia:	
Città:	Opatija - Okolica
Zona della città:	Ičići
Poštanski broj:	51410

### Permessi

Permesso di costruzione:	si
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Certificato di proprietà: si

## Additional information

Efficienza energetica: A

## Riscaldamento

Riscaldamento centralizzato: si



## Parcheggio

Box auto: si  
Numero di posti auto: 7

## Descrizione

Informazioni aggiuntive: **OPATIJA-IČIĆI!!!IMPOZANTNA VILLA-ODLIČNA LOKACIJA!!!PANORAMSKI POGLED!!!** Prodaje se zaista imponzantna prekrasna villa, na odličnoj lokaciji, s panoramskom pogledom na more i okolicu i udaljena od mora i plaže svega 200 m. Villa se sastoji od suterena, prizemlja, prvog i drugog kata.Suteren se sastoji od cca 120 m2 garaže i vinske konobe površine cca 30 m2.Sama površina garaže garantira dovoljan broj parkirnih mjesta.U prizemlju se nalaze teretana, welnes i sauna.Ispred prizemlja je smješten bazen dimenzija 10x3 m, kao i prekrasna terasa.Prvi kat je komforan stan trosoban s dnevnim boravkom, etaža površine cca 160 m2, iz spavaćih soba se izlazi na balkon, kao i iz dnevnog boravka.Balkoni imaju odličnu orijentaciju jug-istok.Drugi kat je također cijela etaža površine cca 160 m2, koncipiran je kao stan dvosoban s dnevnim boravkom, također s balkonima kao i na prvom katu.U površine etaža ulazi i unutarne stepenište.Na krovu ville je prekrasna krovna terasa, također površine cca 160 m2.Izlaz na krovnu terasu je predviđen preko staklene kupole koja se otvara, na terasi su predviđeni zimski vrt, vanjski jakuzzi, tuš, grill... Cijela villa je opremljena podnim grijanjem i klimatizacijom. Villa je trenutno u fazi izgradnje, jedan dio ville je već u fazi završavanja.U gradnji se upotrebljavaju zaista vrhunski materijali i oprema. Vlasnik ville je dao napomenu da je cijena ville prilagodljiva fazama gradnje, naravno, može se dogovoriti i cijena po sistemu "ključ u ruke". **VRHUNSKA EKSKLUZIVNA JEDINSTVENA NEKRETNINA NA ODLIČNOJ LOKACIJI!!! NE PROPUSTITE!!!**  
**OPATIJA-IČIĆI!!! IMPOSING VILLA- GREAT LOCATION!!! PANORAMIC VIEW!!!** A really imposing, beautiful villa for sale, in a great location, with a panoramic view of the sea and the surrounding area and only 200 m from the sea and the beach. The villa consists of a basement, ground floor, first and second floors. The basement consists of a garage of approx. 120 m2 and a wine cellar of approx. 30 m2. The surface of the garage itself guarantees a sufficient number of

parking spaces. On the ground floor there is a gym, wellness and sauna. In front of the ground floor there is a swimming pool measuring 10x3 m, as well as a beautiful terrace. The first floor is a comfortable three-bedroom apartment with a living room, floor area of approx. 160 m2, from the bedrooms there is a balcony, as well as from the living room. The balconies have an excellent south-east orientation. The second floor is also an entire floor with an area of approx. 160 m2, it is designed as a two-bedroom apartment with a living room, also with balconies as on the first floor. An internal staircase also enters the surface of the floor. There is a beautiful roof terrace on the roof of the villa, also with an area of approx. 160 m2 .Exit to the roof terrace is provided through a glass dome that opens, on the terrace there is a winter garden, outdoor jacuzzi, shower, grill... The entire villa is equipped with underfloor heating and air conditioning. The villa is currently in the construction phase, one part of the villa is already in the finishing phase. Really top quality materials and equipment are used in the construction. The owner of the villa noted that the price of the villa is adjustable according to the stages of construction, of course, the price can also be negotiated according to the "turnkey" system. **TOP EXCLUSIVE UNIQUE PROPERTY IN A GREAT LOCATION!!! DON'T MISS IT!!! ID KOD AGENCIJE: 1736**

## Ulteriori informazioni di contatto

Numero di riferimento      483445  
interno:  
Agency ref id:              1736