

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



:	Exclusive Nekretnine
Имя:	Exclusive
Фамилия:	Nekretnine
Название компании:	Exclusive nekretnine d.o.o.
Service Type:	Selling and renting
Вебсайт:	<a href="https://www.exclusive-nekretnine.hr">https://www.exclusive-nekretnine.hr</a>
Страна:	Croatia
Region:	Primorsko-goranska županija
City:	Opatija
City area:	Opatija
почтовый код:	51410
Адрес:	Maršala Tita 65
Mobile:	+385(0)91/887-5855
Phone:	+385(0)51/498-068
О нас:	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.

## Детали объявления

### Общее

Заголовок:	OPATIJA-IČIĆI!!!IMPOZANTNA VILLA-ODLIČNA LOKACIJA!!!PANORAMSKI POGLED!!!
Недвижимость для:	Vendita
Тип дома:	отдельный
Квадратных футов:	730 m <sup>2</sup>
Размер участка:	700 m <sup>2</sup>
Количество этажей:	2
Спальни:	7
Ванные комнаты:	5
Цена:	1.00 €
Размещено:	11.10.2023

### Состояние

Новостроенная:	да
Построенный:	2023.

### Месторасположения

Страна:	Croatia
Государство / Регион / Область:	Primorsko-goranska županija
Город:	Opatija - Okolica
Площадь города:	Ičići
Poštanski broj:	51410

### Разрешения

Разрешение на	да
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строительство:  
Свидетельство о собственности: да

## Дополнительная

Энергоэффективность: А

## Отопление

Центральное отопление: да



## Парковка

Гараж: да  
Количество парковочных мест: 7

## Описание

Дополнительная информация:

### OPATIJA-IČIĆI!!!IMPOZANTNA VILLA-ODLIČNA

### LOKACIJA!!!PANORAMSKI POGLED!!!

Prodaje se zaista impozantna 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. Suterena se sastoji od cca 120 m<sup>2</sup> garaže i vinske konobe površine cca 30 m<sup>2</sup>. Sama površina garaže garantira dovoljan broj parkirnih mjesta. U prizemlju se nalaze teretana, wellness 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 m<sup>2</sup>, 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 m<sup>2</sup>, 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 m<sup>2</sup>. 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 m<sup>2</sup> and a wine cellar of approx. 30 m<sup>2</sup>. 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 m<sup>2</sup>, 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 m<sup>2</sup>, 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 m<sup>2</sup>. 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

### Дополнительная контактная информация

Внутренний контрольный номер: 483445  
Agency ref id: 1736  
Контактный телефон: +385 (0) 95 862 2365