ISTRIA ADRIA
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Code :	12348
Location :	Opatija
Building size :	250 m2
Lot size :	1027 m2
Garden size :	0.00 m2
Number of floors :	2
Number of bedrooms :	4
Number of rooms :	5
Number of bathrooms :	3
Number of toilets :	1
Seaview :	Yes
Energy efficiency :	Not specified
Year of construction :	2016

Price :	650.000 €

Located in an attractive and peaceful area above Opatija, this detached family house offers an open sea view and a spacious garden.

The house has a total area of 250 m² and is distributed over the ground floor and first floor, with a functional layout.

The ground floor consists of a spacious living room connected to the kitchen and dining area, one bedroom with an en-suite bathroom, a guest toilet with laundry room, and an additional room that can serve as a study or an extra bedroom.
The living area opens onto a large, south-facing terrace with an open sea view.

Upstairs there are two bedrooms, each with its own bathroom, while one of them also includes a walk-in wardrobe according to the project. There is also a 17 m² balcony with a panoramic view of the Kvarner Bay, accessible from one bedroom and the upper hallway.

The 1,027 m² garden offers many possibilities – a swimming pool with sunbathing area, summer kitchen, garden, children’s playground, or simply a peaceful outdoor space.
On one side, the property borders a forest, while on the other side there is a well-maintained neighborhood of modern villas. The sea view remains permanently unobstructed.

The property is being sold in a completed exterior phase, with finished facade and installed external joinery. Interior works (installations, flooring, internal doors, and final finishes) are to be completed, allowing the future owner to tailor the space to their

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own preferences.

The location provides quick access – just one minute to the main road connection, 10 minutes to the center of Opatija and 15 minutes to Rijeka.

The property is suitable for family living or as a holiday home in a quiet yet well-connected location.