

ISTRIA ADRIA
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Code :	15609
Location :	Opatija
Building size :	264 m2
Lot size :	320 m2
Garden size :	0.00 m2
Number of bedrooms :	3
Number of rooms :	4
Number of bathrooms :	3
Number of toilets :	1
Seaview :	Yes
Garage :	Yes
Air conditioning :	Yes
Swimming pool :	Yes
Energy efficiency :	a
Year of construction :	2022

Price : 860.000 €

Elegant Villa with Panoramic Views of the Opatija Riviera

Prime Location – Serenity Meets Convenience

Nestled in a tranquil cul-de-sac and surrounded by lush greenery, this villa offers the perfect retreat from the hustle and bustle. Just a 10-minute drive to pristine beaches and 15 minutes to the charming center of Opatija. Excellent connectivity to the highway ensures seamless access.

Sophisticated Design Across 264.20 m²

The villa spans three meticulously designed levels connected by an internal staircase:

Basement (75.18 m²): Secure garage, pool equipment room, storage, mechanical and electrical rooms.

Ground Floor (70.60 m² + 12 m² covered terrace): Spacious living room with modern kitchen and dining area, guest WC, direct access to the landscaped garden featuring a heated pool, sun deck, barbecue area, and Mediterranean flora.

First Floor (80.27 m² + 17.41 m² covered balcony): Three en-suite bedrooms, each with private bathrooms, and a large balcony offering breathtaking sea views.

Outdoor Oasis (320 m²): Heated 24 m² pool with sun deck and outdoor shower, lush garden with automatic irrigation, dedicated barbecue and entertainment area, and four parking spaces (1 garage + 3 outdoor).

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Premium Features: Underfloor heating with heat pump, fan coil units for heating/cooling, large south-facing glass walls for abundant natural light, and fully furnished with high-quality furniture.

Investment Opportunity: Ideal for family living or as a lucrative tourist rental. VAT included in the price - buyer exempt from real estate transfer tax.

Contact us for more information or to schedule a viewing.
Discover your dream home with a view of the Opatija Riviera!