

ISTRIA ADRIA

Pot za Brdom 102, 1000 Ljubljana

e-mail: info@istria-adria.com

web: istria-adria.com

info: +386 59 200 071



Code :	08980
Location :	Opatija
Building size :	264 m ²
Lot size :	320 m ²
Garden size :	0.00 m ²
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 : 890.000 €

A new semi-detached villa built in 2022 is for sale, located in an idyllic micro-location in Veprinac, not far from Opatija.

Location:

Privacy and peace - The villa is located in a cul-de-sac, surrounded by greenery and silence.

View - All spaces offer an open panoramic view of the sea and nature.

Proximity to the sea and the city - Only a 10-minute drive to the first beach, and the center of Opatija is only 15 minutes away.

Excellent connections - Easy access to the highway and excellent transport connections.

Modern construction and top-quality equipment, the villa with an area of

264.40 m² spreads over 3 floors (basement, ground floor and first floor), connected by an internal staircase.

South orientation ensures sun throughout the day.

Basement (99.80 m²)

Garage

Swimming pool

Storage room, engine room and electrical room

Ground floor (77.39 m²)

Spacious living room with kitchen and dining area

1 bedroom, bathroom and guest toilet

Exit to the garden with heated pool (52 m²), sundeck, barbecue and garden

1st floor (68.15 m² + balcony 16.99 m²)

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2 bedrooms with private bathrooms

Living room and covered balcony

Additional features:

Heat pump underfloor heating + fan coil units for heating/cooling

Heated pool, automatic garden irrigation, outdoor shower

A total of 3 parking spaces (1 garage + 2 outdoor)

High-quality and modern furniture included in the price

This villa is ideal for luxurious family life or as an investment for tourist rental. By purchasing, you are exempt from paying real estate transfer tax because VAT is included in the price.

Contact us for more information or to arrange a tour!

Your new home in Veprinac is waiting for you.