



## Rodinný dom 6+1

2 705 613 €

678 m<sup>2</sup>, Opatija, Prímorsko-gorskokotarská, Opatija





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Celková plocha	678 m <sup>2</sup>
Pozemok	917 m <sup>2</sup>
Podlahová plocha	296 m <sup>2</sup>
Terasa	335 m <sup>2</sup>
Parkovanie	2 garážové státa + 2 státa na pozemku
Garáž	47 m <sup>2</sup>
Pivnica	-
PENB	A
Referenčné číslo	105345

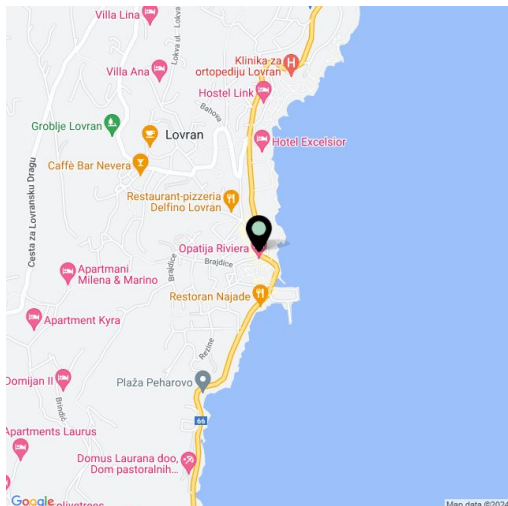
**Jedinečná moderná vila svojou polohou na kopci ponúka krásny výhľad na krištáľovo modré more, príľahlé ostrovy a nedotknutú okolitú prírodu. Nadčasový, minimalistický interiér, ktorému dominujú prírodné materiály, dopĺňajú funkčné technológie a veľkoryso poňatá wellness zóna na odpočinok a relaxáciu.**

Unikátna novostavba je postavená v tvare trojuholníka, čím poskytuje výhľady na všetky strany. Vila má 4 poschodia prepojené **výťahom** a okrem vzdušného priestoru ponúka aj **3 terasy** a **vnútorný** aj **vonkajší bazén**. Do domu sa vstupuje v suteréne, kde sa nachádza **dvojgaráž** a technické zázemie. Na prvom poschodí sa nachádza krásna obývacia izba a plne vybavená kuchyňa s jedálenským kútom, príľahlá terasa potom ponúka panoramatický výhľad na záliv a prístup k rozľahlému **infinity bazénu**. Na 2. poschodí sú 4 komfortné spálne s vlastnými kúpeľňami poskytujúce dostatočné súkromie. **Wellness s 2 saunami, vyhrievaným bazénom, hydromasážou, posilňovňou a slnečnou terasou** je umiestnené na najvyššom poschodí domu.

Pre úplné pohodlie je vila vybavená **podlahovým vykurovaním, klimatizáciou** a komorou udržiavajúcou stálu vzdušnú vlhkosť. Okrem dvojgaráže je možné parkovať aj na 2 vonkajších státiach.

Očarujúce pobrežné mesto Opatija s vybranými reštauráciami a **luxusnými butikmi** je pohodlne dostupné, od vily do centra stačí iba 10 minút jazdy. Opatija je známa aj pre svoju bohatú **kultúrnu scénu** a **krásnu kamienkovú pláž**.

Podlahová plocha domu 296 m<sup>2</sup>, terasy 335 m<sup>2</sup>, garáž 47 m<sup>2</sup>, pozemok 917 m<sup>2</sup>.



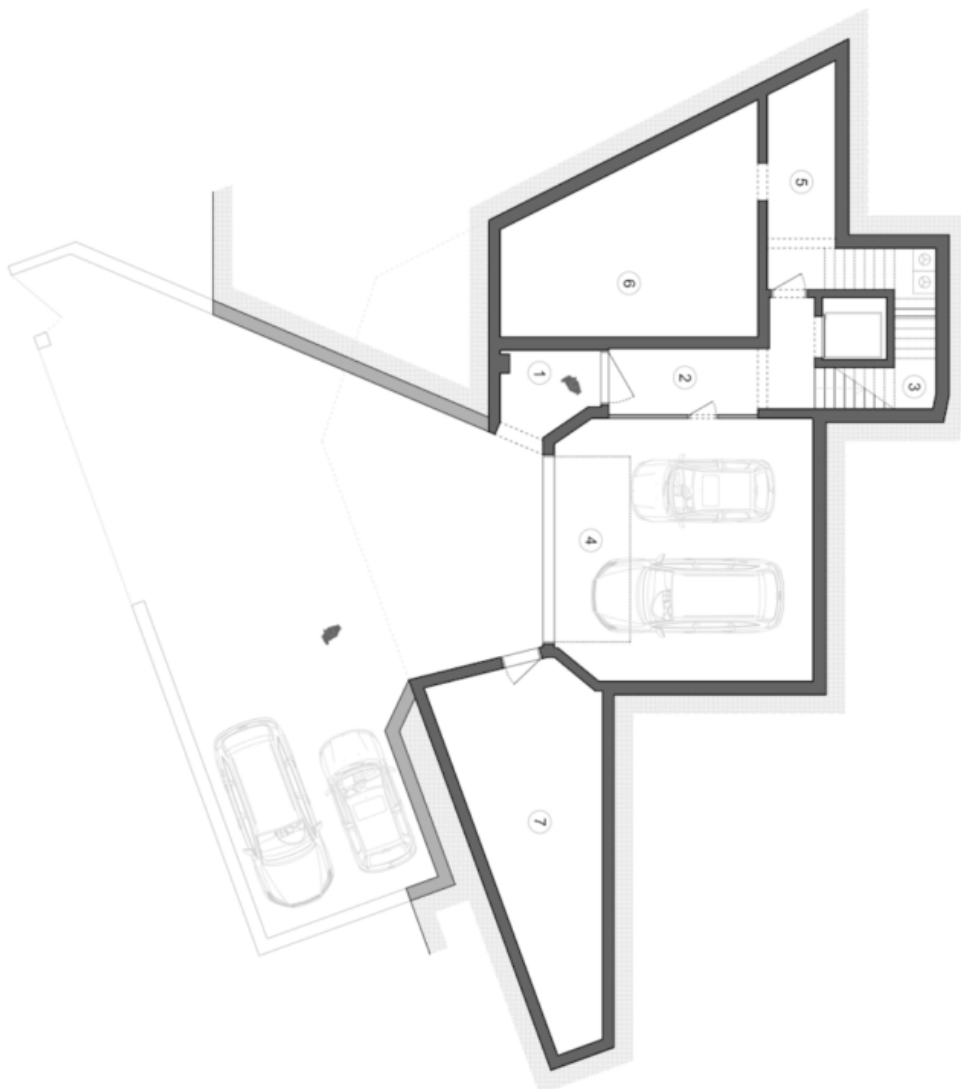


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CHRISTIE'S  
INTERNATIONAL REAL ESTATE  
CROATIA



**Net floor area:**

Basement	
1 entrance	5,06 m <sup>2</sup>
2 anteroom A	10,82 m <sup>2</sup>
3 staircase A	1,70 m <sup>2</sup>
4 garage	46,59 m <sup>2</sup>
5 mechanical room	13,61 m <sup>2</sup>
6 mechanical room - indoor pool	31,00 m <sup>2</sup>
7 mechanical room - pool	29,83 m <sup>2</sup>

Semi-basement	
8 anteroom B	5,53 m <sup>2</sup>
9 staircase B	7,28 m <sup>2</sup>
10 wellness	49,72 m <sup>2</sup>
11 indoor pool	31,00 m <sup>2</sup>
A covered terrace A	28,90 m <sup>2</sup>

Ground floor	
12 staircase C	6,54 m <sup>2</sup>
13 dining room	28,00 m <sup>2</sup>
14 kitchen	14,30 m <sup>2</sup>
15 pantry	1,94 m <sup>2</sup>
16 living room	27,77 m <sup>2</sup>
17 toilet	1,94 m <sup>2</sup>
B covered terrace B	70,94 m <sup>2</sup>
C terrace A	31,43 m <sup>2</sup>
D terrace B	54,88 m <sup>2</sup>
E pool	34,61 m <sup>2</sup>
F terrace / summer kitchen	40,87 m <sup>2</sup>

First floor	
18 hallway	9,43 m <sup>2</sup>
19 staircase D	6,54 m <sup>2</sup>
20 bedroom A	19,25 m <sup>2</sup>
21 bathroom A	7,49 m <sup>2</sup>
22 bedroom B	21,00 m <sup>2</sup>
23 bathroom B	8,02 m <sup>2</sup>
24 bedroom C	18,67 m <sup>2</sup>
25 bathroom C	8,14 m <sup>2</sup>
26 bedroom D	21,43 m <sup>2</sup>
27 bathroom D	7,06 m <sup>2</sup>
G terrace C	21,22 m <sup>2</sup>
H covered terrace C	18,55 m <sup>2</sup>
I covered terrace D	10,50 m <sup>2</sup>
J terrace D	15,30 m <sup>2</sup>
K walkway	37,74 m <sup>2</sup>

Σ Internal spaces	439,66 m <sup>2</sup>
Σ external spaces	364,94 m <sup>2</sup>
	804,60 m <sup>2</sup>



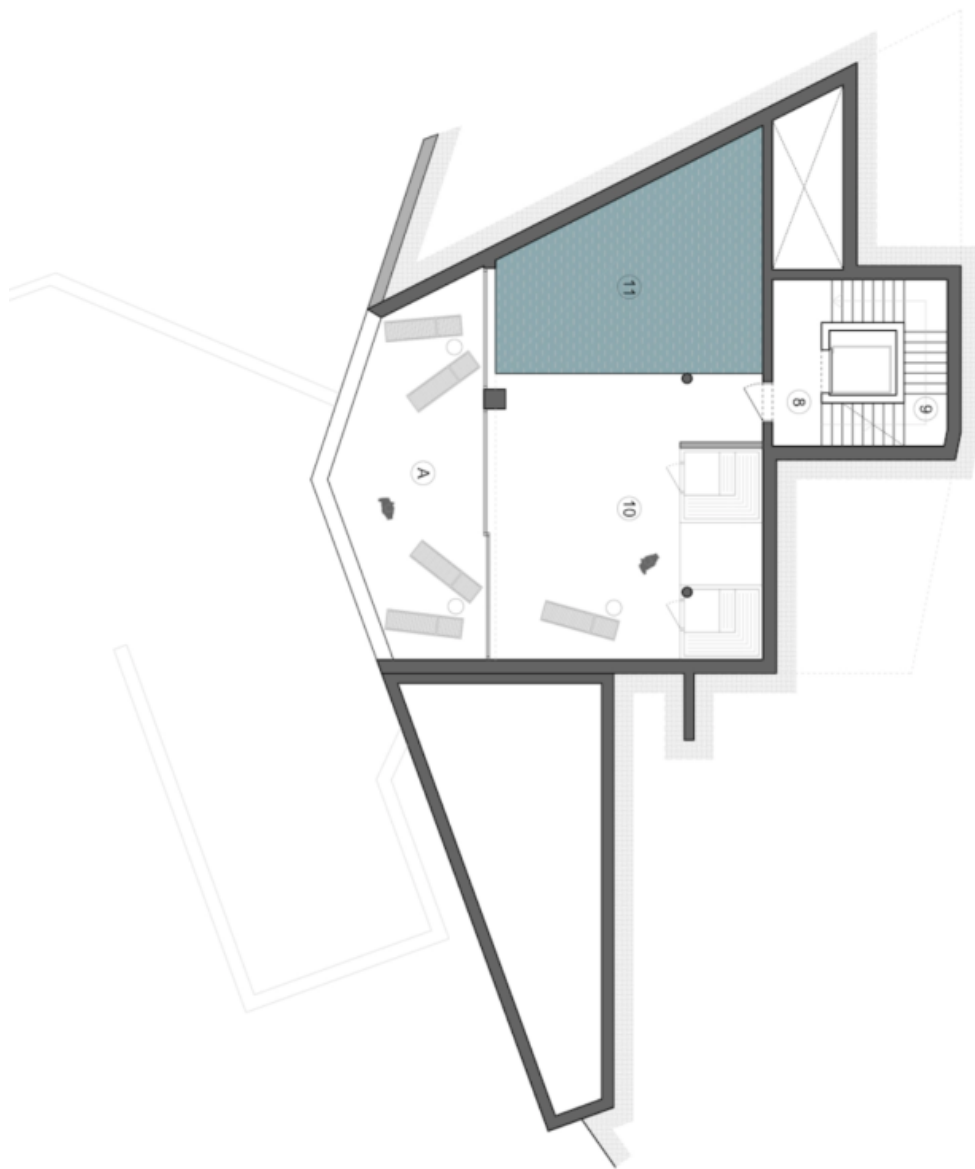


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- 2 anteroom A 10,82 m<sup>2</sup>
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- 4 garage 46,59 m<sup>2</sup>
- 5 mechanical room 13,61 m<sup>2</sup>
- 6 mechanical room - indoor pool 31,00 m<sup>2</sup>
- 7 mechanical room - pool 29,83 m<sup>2</sup>

**Semi-basement**

- 8 anteroom B 5,53 m<sup>2</sup>
- 9 staircase B 7,28 m<sup>2</sup>
- 10 wellness 49,72 m<sup>2</sup>
- 11 indoor pool 31,00 m<sup>2</sup>
- A covered terrace A 28,90 m<sup>2</sup>

**Ground floor**

- 12 staircase C 6,54 m<sup>2</sup>
- 13 dining room 28,00 m<sup>2</sup>
- 14 kitchen 14,30 m<sup>2</sup>
- 15 pantry 1,94 m<sup>2</sup>
- 16 living room 27,77 m<sup>2</sup>
- 17 toilet 1,94 m<sup>2</sup>
- B covered terrace B 70,94 m<sup>2</sup>
- C terrace A 31,43 m<sup>2</sup>
- D terrace B 54,88 m<sup>2</sup>
- E pool 34,61 m<sup>2</sup>
- F terrace / summer kitchen 40,87 m<sup>2</sup>

**First floor**

- 18 hallway 9,43 m<sup>2</sup>
- 19 staircase D 6,54 m<sup>2</sup>
- 20 bedroom A 19,25 m<sup>2</sup>
- 21 bathroom A 7,49 m<sup>2</sup>
- 22 bedroom A 21,00 m<sup>2</sup>
- 23 bathroom B 8,02 m<sup>2</sup>
- 24 bedroom B 18,67 m<sup>2</sup>
- 25 bathroom C 8,14 m<sup>2</sup>
- 26 bedroom D 21,43 m<sup>2</sup>
- 27 bathroom D 7,06 m<sup>2</sup>
- G terrace C 21,22 m<sup>2</sup>
- H terrace C 18,55 m<sup>2</sup>
- I covered terrace C 10,50 m<sup>2</sup>
- J terrace D 15,30 m<sup>2</sup>
- K walkway 37,74 m<sup>2</sup>

- E** internal spaces 439,66 m<sup>2</sup>
- F** external spaces 364,94 m<sup>2</sup>
- Z** external spaces 804,60 m<sup>2</sup>

Semi-basement





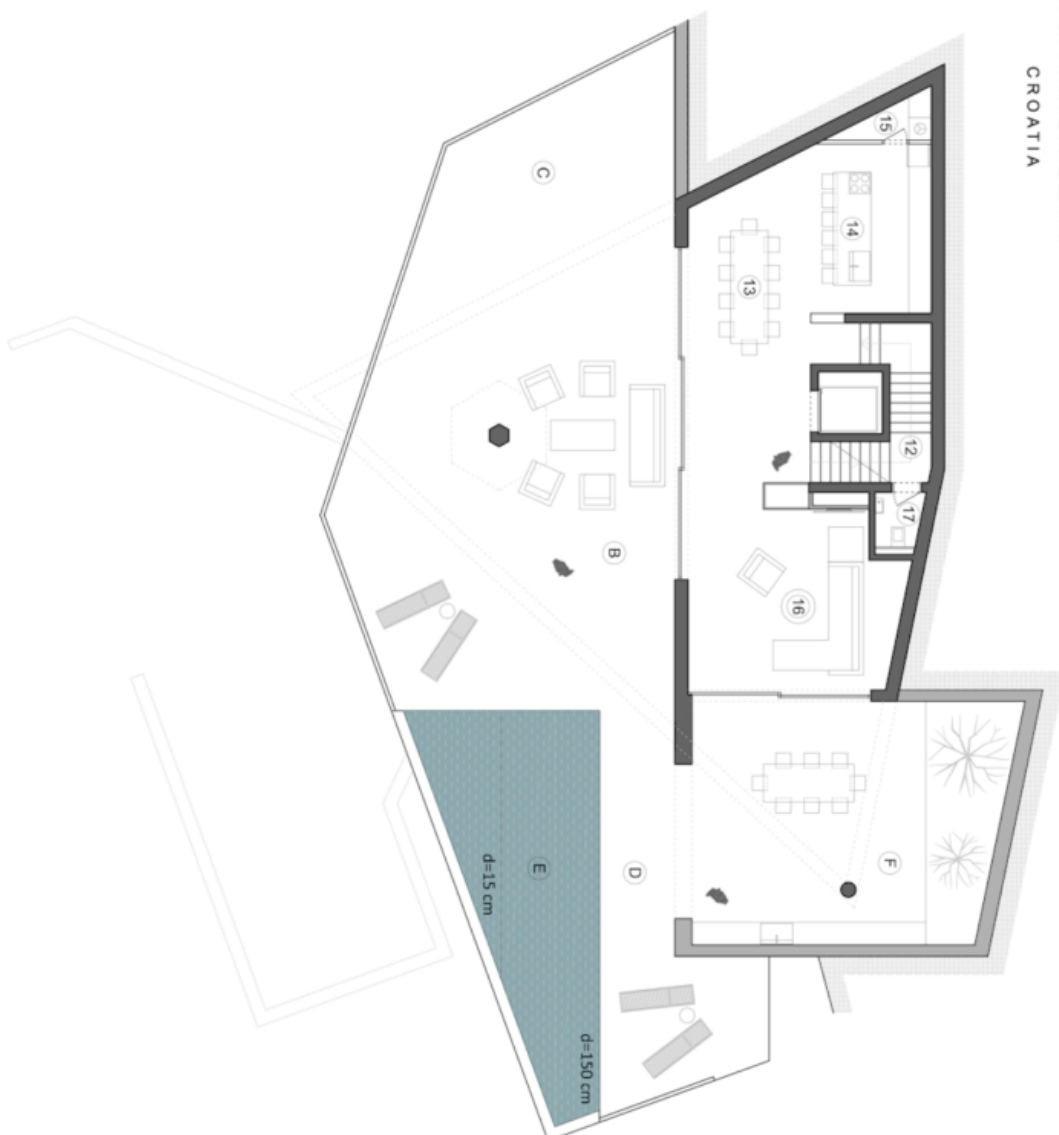


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K walkway	37,74 m <sup>2</sup>
<b>Σ internal spaces</b>	<b>439,66 m<sup>2</sup></b>
<b>Σ external spaces</b>	<b>364,94 m<sup>2</sup></b>
<b>Σ</b>	<b>804,60 m<sup>2</sup></b>

Ground floor

0 | | | | | 5m

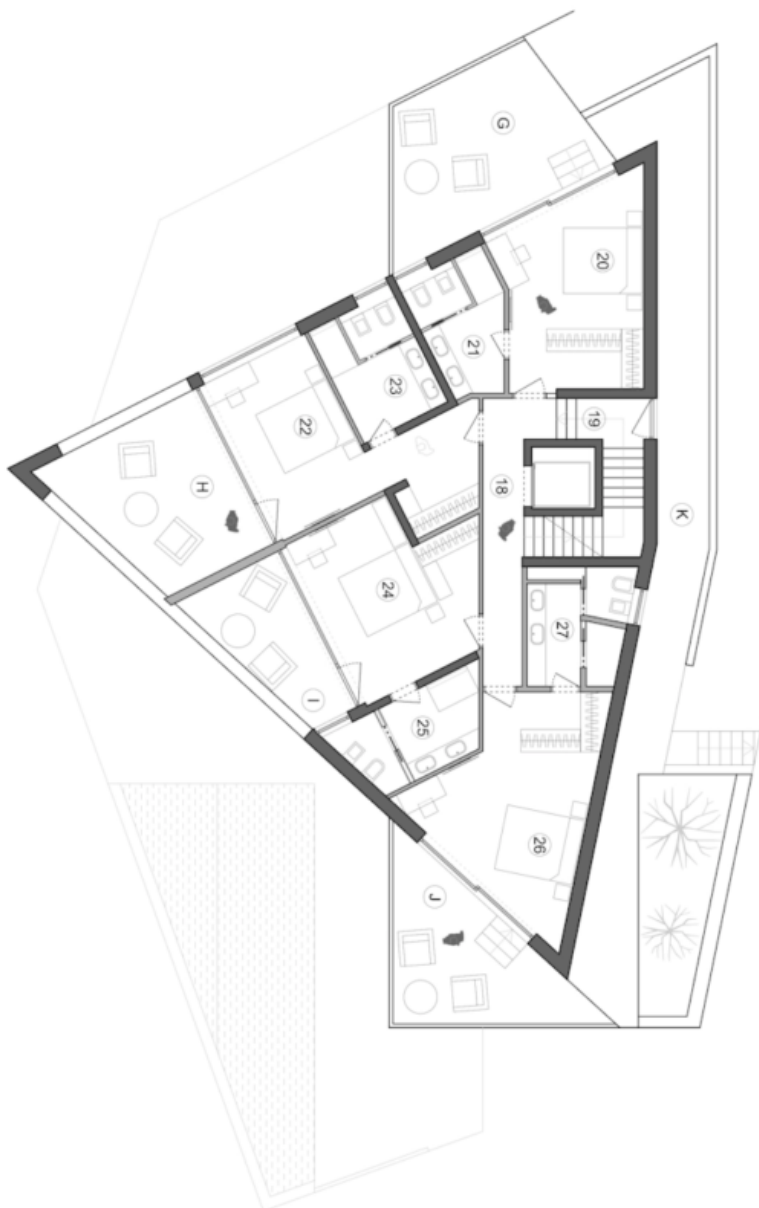


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