



## House Five-bedroom (6+1)

€ 2 715 342 | CZK 67 965 000

678 m<sup>2</sup>, Opatija, Primorsky-Gorsko-Kotarská, Opatija





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|                  |  |
|------------------|--|
| Usable area      | 678 m <sup>2</sup>                     |
| Plot             | 917 m <sup>2</sup>                     |
| Floor area       | 296 m <sup>2</sup>                     |
| Terrace          | 335 m <sup>2</sup>                     |
| Parking          | 2 garage spaces + 2 spaces on the plot |
| Garage           | 47 m <sup>2</sup>                      |
| Cellar           | -                                      |
| PENB             | A                                      |
| Reference number | 105345                                 |

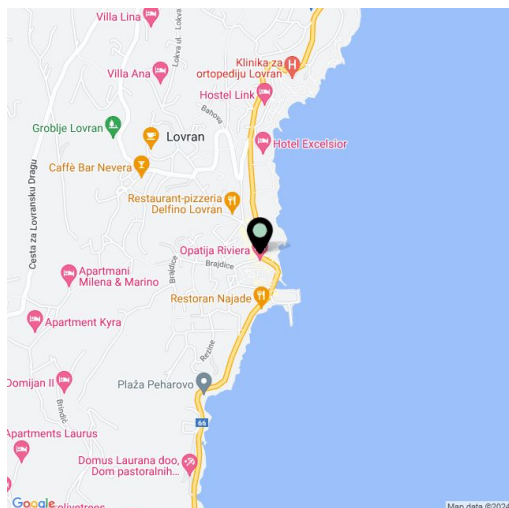
This unique modern villa located on a hill offers beautiful views of the crystal blue sea, the adjacent islands, and the untouched surrounding nature. The timeless, minimalist interior, full of natural materials, is complemented by functional technology and a generously designed wellness area for rest and relaxation.

The unique new building is built in the shape of a triangle, which provides views on all sides. The villa has 4 floors connected by an **elevator** and, in addition to the airy interior, it also offers **3 terraces and an indoor and outdoor pool**. The house is entered via the basement, where there is a **double garage** and utility facilities. On the first floor is a beautiful living room and a fully equipped kitchen with a dining area, and the adjacent terrace offers panoramic views of the bay and access to the large **infinity pool**. On the 2nd floor are 4 comfortable bedrooms with private bathrooms providing sufficient privacy. A **wellness zone with 2 saunas, a heated pool, hydromassage system, gym, and sunny terrace** is located on the top floor of the house.

For complete comfort, the villa is equipped with **underfloor heating, air-conditioning**, and a closet that maintains constant air humidity. In addition to the double garage, it is also possible to park on 2 outdoor spaces.

The charming coastal town of Opatija, with its fine restaurants and luxury boutiques, is conveniently accessible (10-minute drive from the villa to the city center). Opatija is also known for its rich **cultural scene** and beautiful **pebble beach**.

Floor area of the house 296 m<sup>2</sup>, terraces 335 m<sup>2</sup>, garage 47 m<sup>2</sup>, plot 917 m<sup>2</sup>.



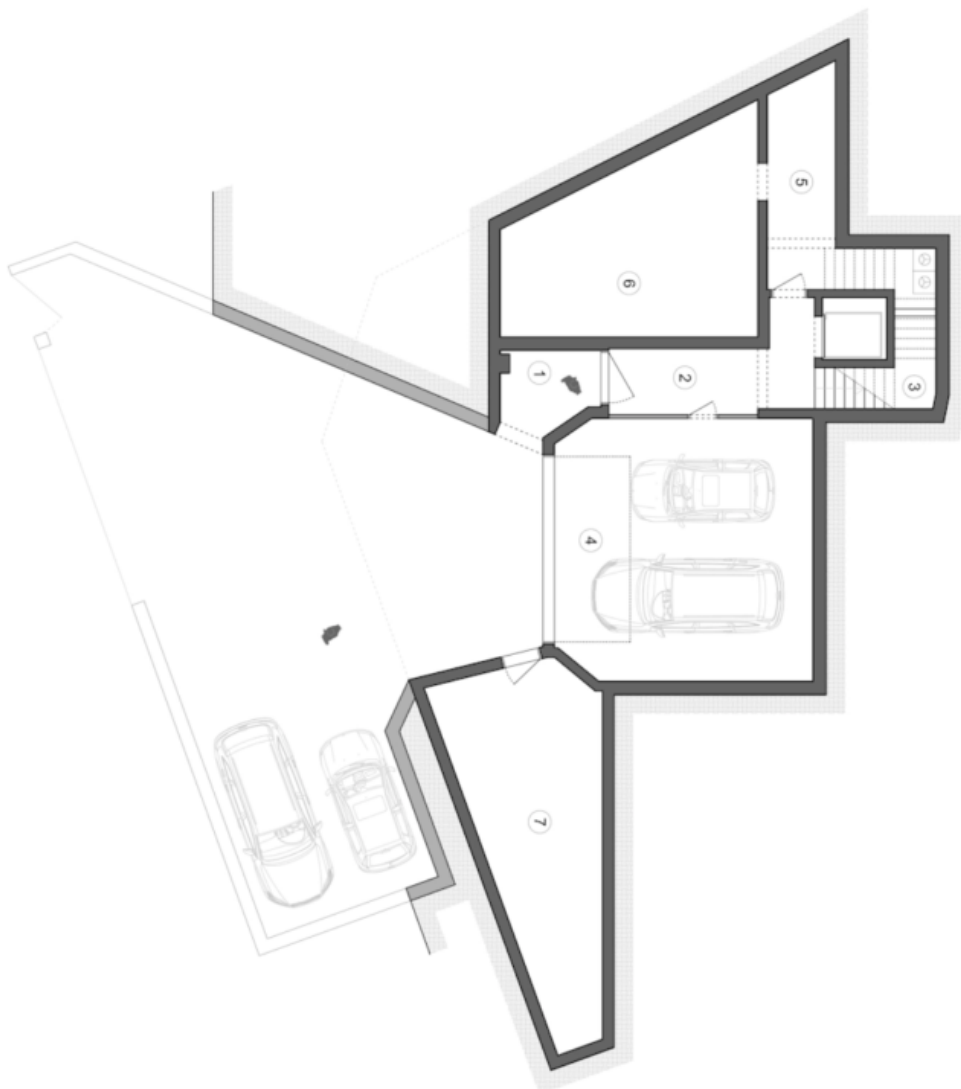


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CHRISTIE'S  
INTERNATIONAL REAL ESTATE  
CROATIA



**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> |



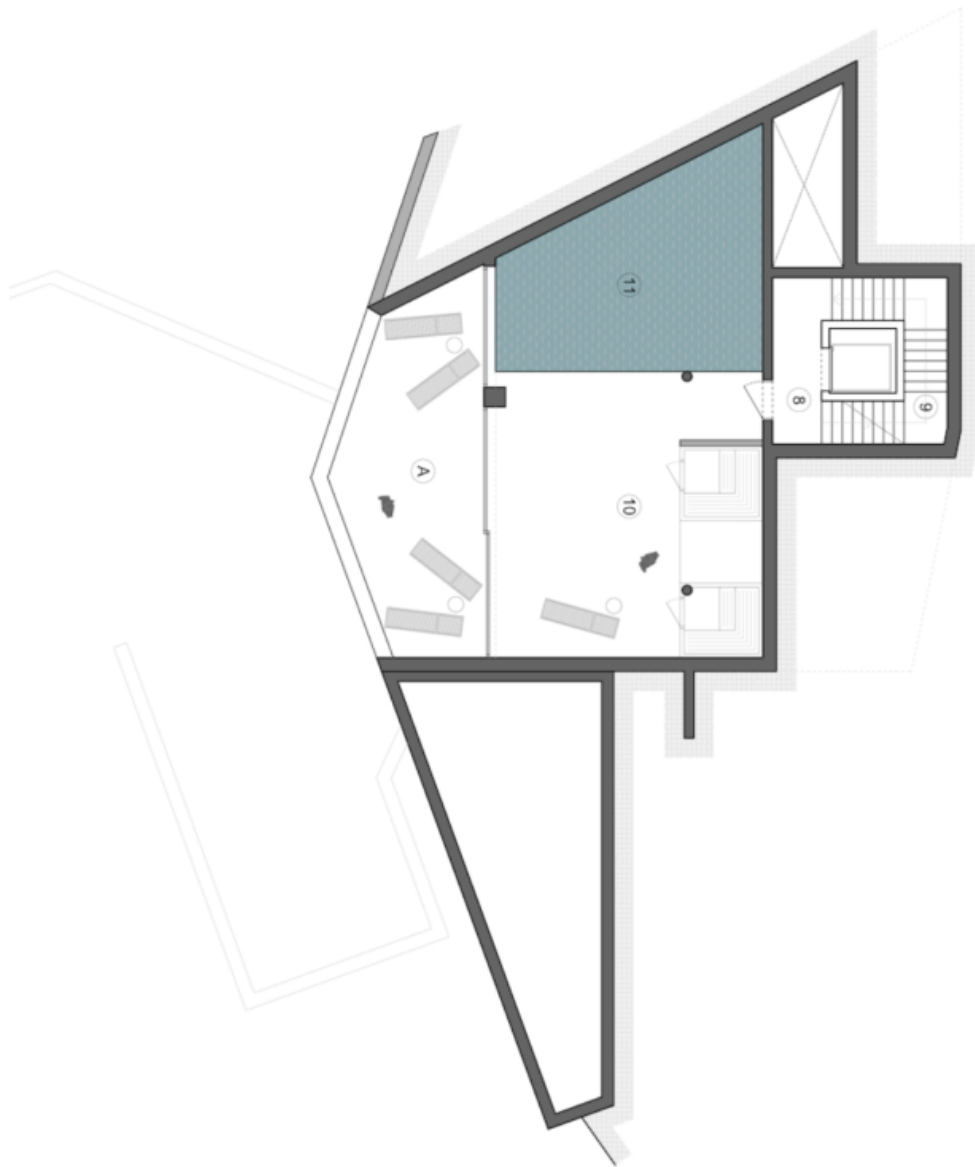


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**Net floor area:**

|                                 |                      |
|---------------------------------|----------------------|
| <b>Basement</b>                 |                      |
| 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> |

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

Semi-basement



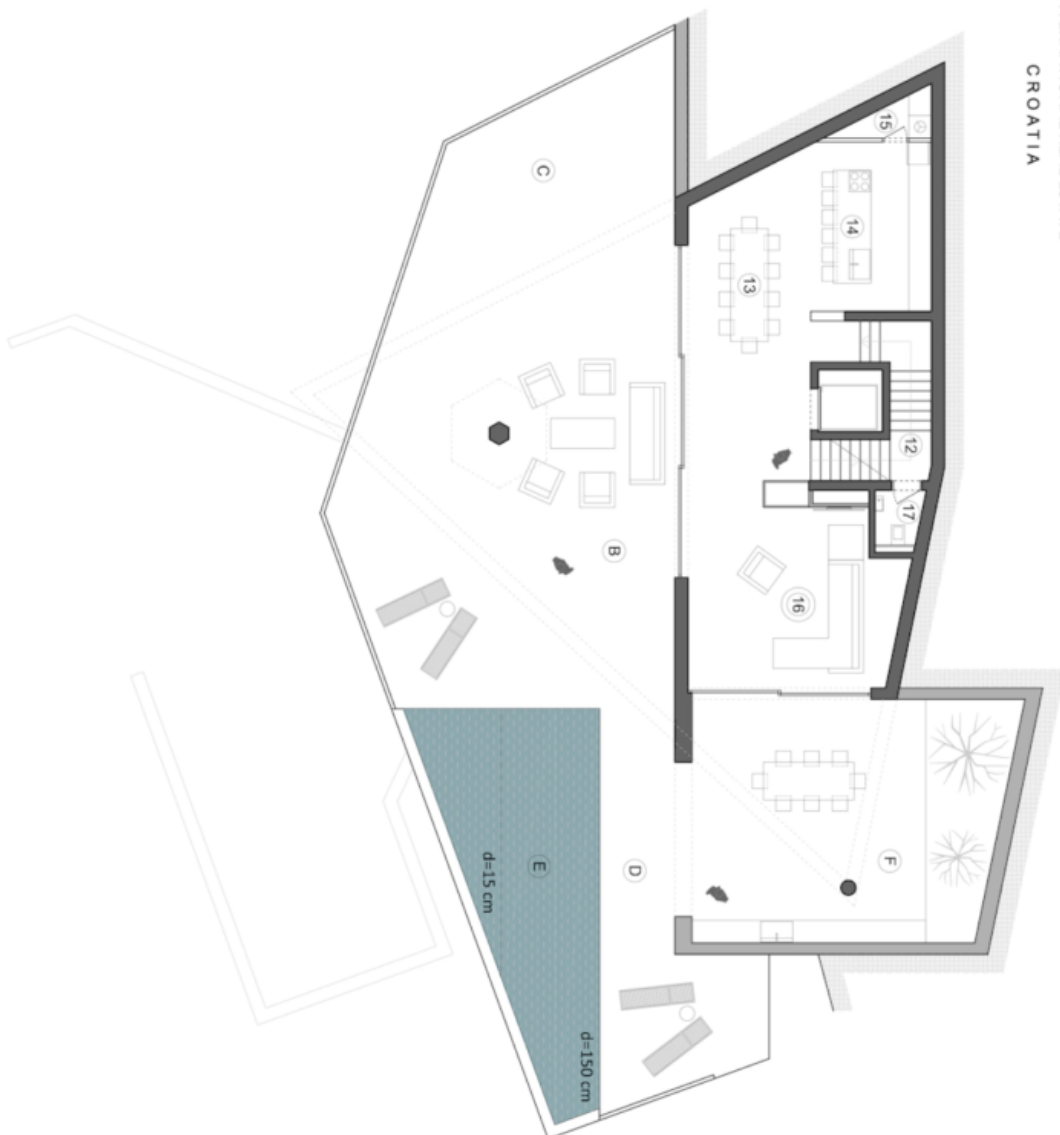


# House Five-bedroom (6+1)

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**Net floor area:**

| Basement                        |          |  |
|---------------------------------|----------|--|
| 1 entrance                      | 5,06 m²  |  |
| 2 anteroom A                    | 10,82 m² |  |
| 3 staircase A                   | 1,70 m²  |  |
| 4 garage                        | 46,59 m² |  |
| 5 mechanical room               | 13,61 m² |  |
| 6 mechanical room - indoor pool | 31,00 m² |  |
| 7 mechanical room - pool        | 29,83 m² |  |

**Semi-basement**

|                     |          |  |
|---------------------|----------|--|
| 8 anteroom B        | 5,53 m²  |  |
| 9 staircase B       | 7,28 m²  |  |
| 10 wellness         | 49,72 m² |  |
| 11 indoor pool      | 31,00 m² |  |
| A covered terrace A | 28,90 m² |  |

**Ground floor**

|                            |          |  |
|----------------------------|----------|--|
| 12 staircase C             | 6,54 m²  |  |
| 13 dining room             | 28,00 m² |  |
| 14 kitchen                 | 14,30 m² |  |
| 15 pantry                  | 1,94 m²  |  |
| 16 living room             | 27,77 m² |  |
| 17 toilet                  | 1,94 m²  |  |
| B covered terrace B        | 70,94 m² |  |
| C terrace A                | 31,43 m² |  |
| D terrace B                | 54,88 m² |  |
| E pool                     | 34,61 m² |  |
| F terrace / summer kitchen | 40,87 m² |  |

**First floor**

|                          |                  |  |
|--------------------------|------------------|--|
| 18 hallway               | 9,43 m²          |  |
| 19 staircase D           | 6,54 m²          |  |
| 20 bedroom A             | 19,25 m²         |  |
| 21 bathroom A            | 7,49 m²          |  |
| 22 bedroom B             | 21,00 m²         |  |
| 23 bathroom B            | 8,02 m²          |  |
| 24 bedroom C             | 18,67 m²         |  |
| 25 bathroom C            | 8,14 m²          |  |
| 26 bedroom D             | 21,43 m²         |  |
| 27 bathroom D            | 7,06 m²          |  |
| G terrace C              | 21,22 m²         |  |
| H covered terrace C      | 18,55 m²         |  |
| I covered terrace D      | 10,50 m²         |  |
| J terrace D              | 15,30 m²         |  |
| K walkway                | 37,74 m²         |  |
| <b>E internal spaces</b> | <b>439,66 m²</b> |  |
| <b>F internal spaces</b> | <b>364,94 m²</b> |  |
| <b>F external spaces</b> | <b>804,60 m²</b> |  |

Ground floor

0 | | | | | 5m



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**Net floor area:**

| Basement                        | Area (m <sup>2</sup> ) |
|---------------------------------|------------------------|
| 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> |
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| G terrace C         | 21,22 m <sup>2</sup> |
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| J terrace D         | 15,30 m <sup>2</sup> |
| K walkway           | 37,74 m <sup>2</sup> |

|                          |                             |
|--------------------------|-----------------------------|
| <b>Z</b> internal spaces | <b>439,66 m<sup>2</sup></b> |
| <b>Z</b> external spaces | <b>364,94 m<sup>2</sup></b> |
| <b>Z</b> external spaces | <b>804,60 m<sup>2</sup></b> |

