



House Five-bedroom (6+kk)

€ 3 200 000 | CZK 75 920 000

590 m², Opatija, Istrie





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Usable area	590 m ²
Plot	120 m ²
Floor area	430 m ²
Terrace	160 m ²
Parking	Double garage + 4 outdoor spaces
Garage	Yes
Service price	Ask for price
PENB	G
Reference number	43372

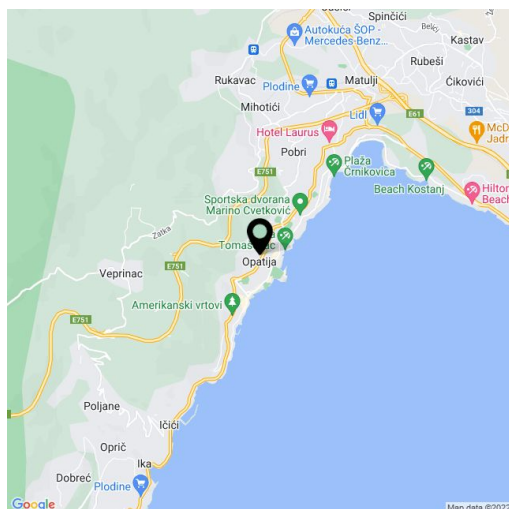
This unique designer villa with an impressive total area of 600 sq. m. and breathtaking views of Kvarner Bay occupies a dominant position on the Opatija Riviera. It provides all the comfort and privacy needed for happy family living on the Croatian Riviera.

The open plan kitchen and dining area are organically connected to the **covered terrace**, which offers a generous al fresco dining space and easy access to the **pool with panoramic views of the Adriatic**. Large floor-to-ceiling windows in the living room let in plenty of daylight and frame **views of the island of Cres and the bay**. All 5 bedrooms have their own bathrooms. A **relaxation zone** includes a **sauna, hot tub, fitness corner**, while a **relaxation room with a wine cellar** and a second kitchen further contribute to the relaxed Mediterranean lifestyle of the apartment.

The villa is **air-conditioned**; the pool is heated. Facilities also include automatic lawn irrigation, a security system with a camera and an alarm, as well as complete interior equipment. The property has a **double garage** and additional **parking spaces for 4 cars**.

Besides **swimming, sailing**, and other water sports, it is also possible to go on **hiking or biking trips** along marked routes.

Total built-up area 627 m², of which 430 m² interior, 160 m² covered and uncovered terraces, and 37 m² outdoor pool.

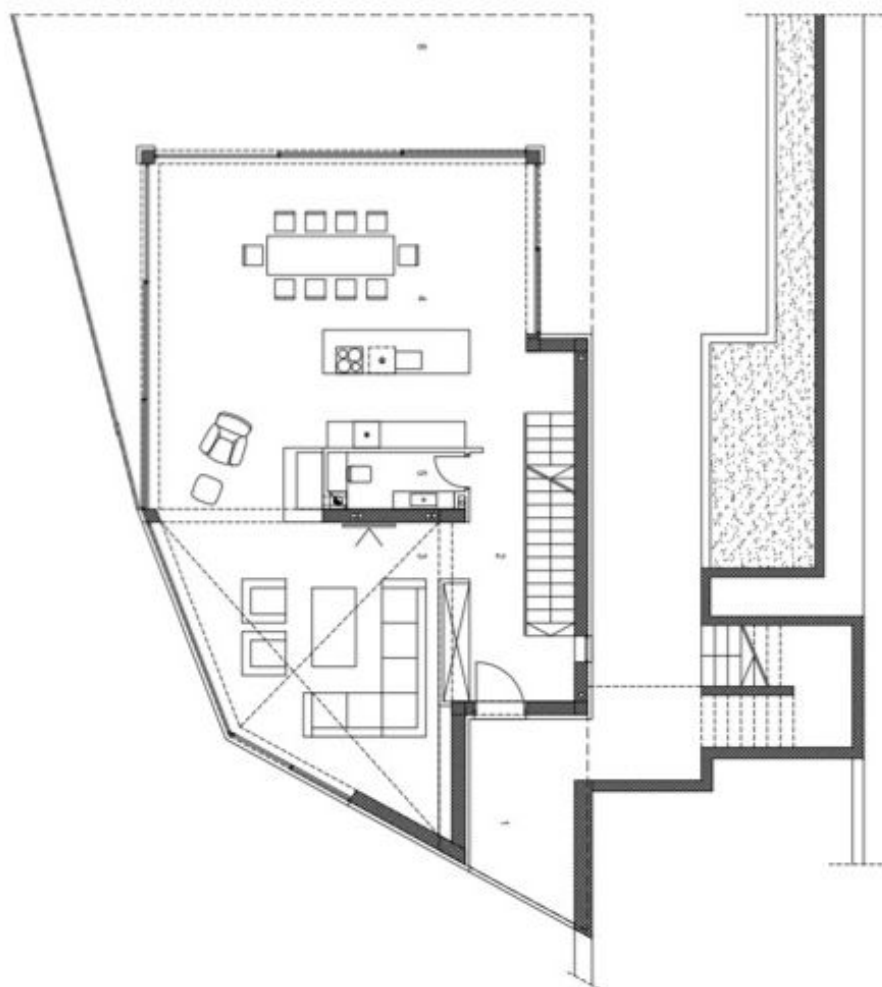




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FLOOR PLAN 0
M 1:100

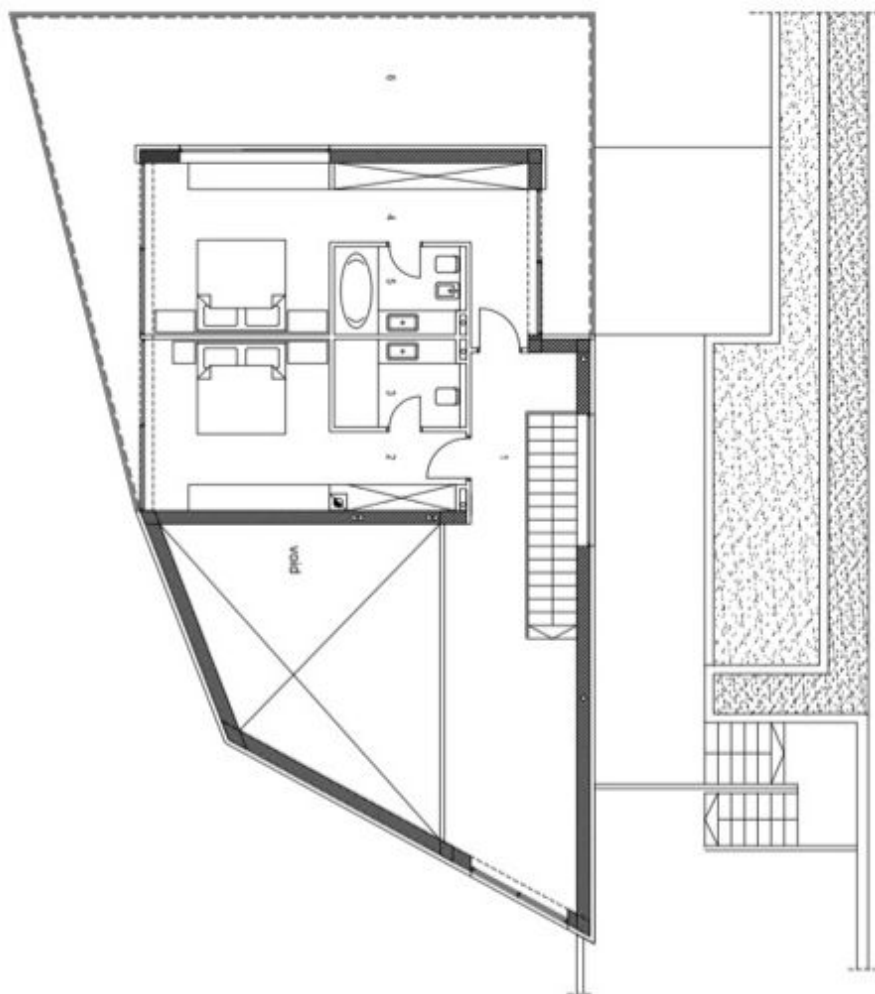
1	covered entrance	10,10 m ²
2	hallway/stairs	21,04 m ²
3	living room	33,93 m ²
4	kitchen/dining room	61,27 m ²
5	wc	3,41 m ²
6	terrace	53,47 m ²
TOTAL		183,22 m ²



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1	hallway/gallery	27.52 m ²
2	bedroom 4	21.65 m ²
3	bathroom 4	5.64 m ²
4	bedroom 5	27.60 m ²
5	bathroom 5	5.64 m ²
6	terrace	53.47 m ²
TOTAL		141.52 m ²

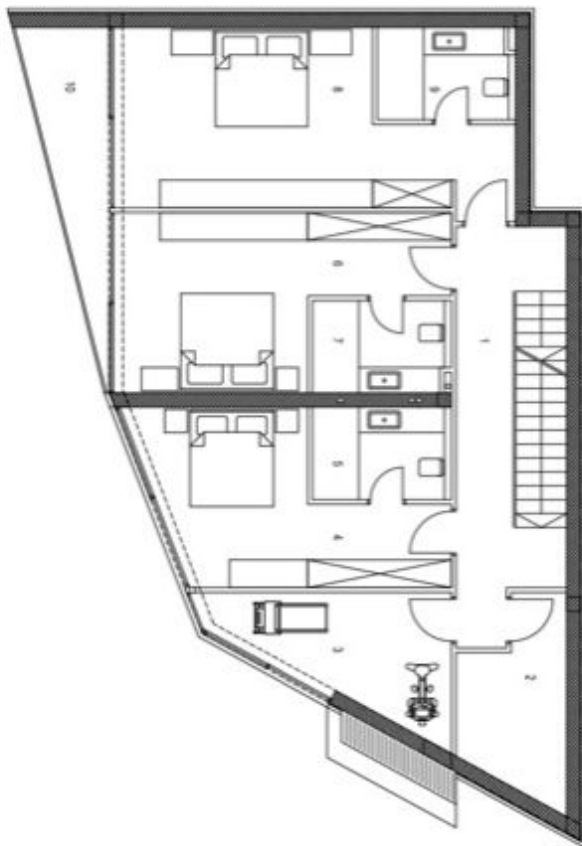
FLOOR PLAN 1
M 1:100



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1	hallway/stairs	20.15 m ²
2	play/station room	8.49 m ²
3	gym	11.61 m ²
4	bedroom 1	18.50 m ²
5	bathroom 1	5.70 m ²
6	bedroom 2	21.96 m ²
7	bathroom 2	5.64 m ²
8	bedroom 3	27.75 m ²
9	bathroom 3	5.64 m ²
10	terrace	8.28 m ²
TOTAL		133.70 m²

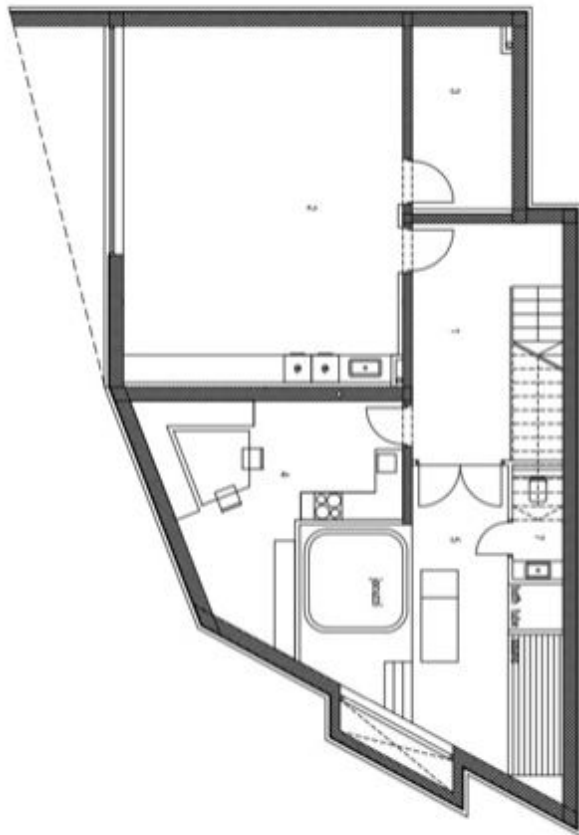
FLOOR PLAN -1
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1	hallway/stairs	17.16 m ²
2	garage/laundry	47.20 m ²
3	boiler room	8.87 m ²
4	living	19.62 m ²
5	wellness	27.37 m ²
6	wc	2.47 m ²
TOTAL		122.69 m²

FLOOR PLAN -2
M 1:100