EURO PARTNER
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Code :	00096
Location :	Opatija
Building area :	410 m2
Land area :	1230 m2
Number of bedrooms :	6
Number of bathrooms :	6
Number of toilets :	2
Distance from the center :	400 m
Distance from the sea :	400 m

Price : 2.000.000 €

BUILDING

Number of rooms :	8
Number of floors :	1
Energy class :	A+
Year of construction :	2022
Condition :	Newly built

AMENITIES

Sea view :	Yes
Number of parking spaces :	4

HEATING & COOLING

Air conditioning :	Yes

INFRASTRUCTURE

Electricity :	Yes
Water :	Yes
Sewerage :	Yes

DOCUMENTATION

Ownership certificate :	Yes
Building permit :	Yes

We offer you exclusive villa near Opatija, on a plot of 1,230 m2, equipped with top quality designer furniture. The villa are located in the famous touristic town of Mošćenička Draga.
In the immediate vicinity of the sea and beautiful beaches, surrounded by greenery, these private villa with unique facilities are located on the Opatija Riviera.
This modern construction was built in 2022, on a plot of land measuring 1,230 m2 and with beautiful sea view.
The interior is equipped with custom designer furniture.
On the ground floor of the villa there is a hallway, a bedroom with its own bathroom, toilet and a large living room with a kitchen and dining room and an exit to a spacious terrace where there is a large heated swimming pool.
On the first floor, there are 3 bedrooms with their own bathrooms, and the large south-facing balcony is accessed from the largest bedroom, the "Master bedroom".
In the basement there are 2 bedrooms with their own bathrooms, a

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business office, a wellness room with a jacuzzi, sauna and an exit to the big garden.
The "Open space" living room concept is an important part of these beautiful villas. All south windows and glass walls offer a view of the sea and beautiful nature.
Heated pool of approx. 35 m2 has a system of automatic regulation of chlorine and Ph values, modern LED lighting and Anti-wave floating system.
The villa has a Smart alarm system and CCTV cameras for your safety. There is also a beautiful garden and a spacious parking space for 4 vehicles.
The interesting thing about this property is that it is located only 500 meters from the most famous and beautiful beach in Kvarner, the popular beach of Moščenićka Draga.
This property is owned by the company, the price is € 2,000,000 + VAT if you are buying as a legal entity (with the possibility of submitting a request for a VAT refund). If the house is bought as a private person, the price with VAT is € 2,500,000.
The villa is decorated according to the 5-star categorization standard, so as such it is a perfect family residence, but also an excellent investment for those who want to engage in tourism at a high level.