

New development

Opatija, Kvarner



Ref	RE-AB-N-14
Type	New development
Region	Kvarner > Opatija
Location	Opatija
Front line	No
Sea view	Yes
Distance to sea	100 m
Floorspace	120 sqm
No. of bedrooms	2
No. of bathrooms	2
Price	€ 556 843

New development

Opatija, Kvarner



Luxury new residence in Opatija just 100 meters from the sea!
Wonderful roof terrace with several jacuzzi!
Exceptional central location in close vicinity to hotel Ambassador!
Unique underground garage with automatic parking system.

The following apartments are left for sale:

Ground floor. APT 1. 120 m2. Two bedrooms. Price is 556 843 eur.
First floor. APT 4. 104 sq.m. Two bedrooms. Price is 554 699 eur.
First floor. APT 5. 153 sq.m. Three bedrooms. Price is 840 011 eur.
First floor. APT 6. 157 sq.m. Three bedrooms. Price is 936 909 eur.
Second floor. APT 7. 104 sq.m. Two bedrooms. Price is 653 082 eur.
Second floor. APT 8. 144 sq.m. Three bedrooms. Price is 1 045 032 eur.
Second floor. APT 9. 159 sq.m. Three bedrooms. Price is 1 167 056 eur.
Third floor. APT 10. 103 sq.m. Two bedrooms. Price is 756 100 eur.
Third floor. APT 11. 190 sq.m. Three bedrooms. Price is 1 148 904 eur.
Third floor. APT 12. 207 sq.m. Three bedrooms. Price is 1 317 303 eur.
Fourth floor. APT 13. 138 sq.m. Two bedrooms. Price is 785 815 eur.
Fourth floor. APT 14. 193 sq.m. Two bedrooms. Price is 1 038 450 eur.
Fourth floor. APT 15. 208 sq.m. Two bedrooms. Price is 1 180 159 eur.

Residence benefits:

- fantastic sea views
- underground garage with parking system Wöhr
- landscaped garden with home access, lovely balconies, parking for motor vehicles, access to the underground garage, playground, lawns and flowers, shall be regulated after the preparation of the plan of arrangement of outer space landscape architect.
- elevators appropriate for people with disabilities with stations for maintenance on all residential floors and KG. Inside the cabin, and the elevator doors are made of stainless steel. Type of lifts - Kone Eco 500 Premium.
- SAT TV, telephone
- all kitchens have prebatched installation connections (supply and drainage, electrical, ventilation). There is a device kitchen furniture from Italian manufacturers Varenna, Dada, Valcucine and Zampieri and kitchen appliances from German manufacturer Miele.
- for lighting a superior manufacturer of outdoor lighting Platek was used, to a lesser extent we used just as a quality producer Luce & Light. For decorating the hall, we opted for a renowned Italian manufacturer of lamps Luceplan and Austrian manufacturer Prolicht, with their unique products. Part of technical lighting Macrolux was also used.
- all residential units are equipped with burglar and fire doors from the Italian manufacturer Lualdi. Same manufacturer has equipped all interior doors, wooden lining the walls and the doors built-in cabinets.

New development

Opatija, Kvarner



Built-in cabinets are from the Italian manufacturers Poliform, Molteni and Lema.

- mounting of sanitary ceramic branded Villeroy & Boch and Catalano. Bathtubs and shower trays are made by German manufacturers Hueppe and Bette and Italian brand Duka. Built-bathroom fittings, bathroom mixers and showers are from the company Grohe and Hansgrohe.
- Each apartment is equipped with independent chimney with the possibility of connecting the fireplace to the wood in the living room.

Other details:

- Video surveillance system consists of 11 IP cameras with maximum resolution 3Mpx's at 12fps's connected to the 16-channel recorder that records to 4 TB hard drive. Cameras DCN-BV3341 bullet, are intended to screen surrounding the perimeter of the building and the main entrance to the facility itself. Dome type DCN-VV3342 are intended to monitor the main entrance to the building and the entrance to the garage and the garage. All cameras have the option POE power and are connected via UTP cable to the recorder and POE switch located on the floor in the office of the investors. Recorder has the option to view the recorded material and live images via the web to what is necessary for the investor to provide the router and ADSL connection with uploading sufficient to allow the smooth operation of the system over the network. The alarm system of the residence consists of a total of 15 control panels, for each apartment one, on which you can connect a total of 32 elements via expansion modules. Each control panel is an autonomous system for each residential area. To be alerted you need a fixed telephone line in each apartment. On the control panel is connected an appropriate number of motion sensors that make the case against entry to the central and activate sirens and made a call via the built-in telephone communicator. On the control panel are also connected to the fire alarm detectors are arranged in space according to the rules that in case of detection of smoke sirens and sent out a call to a pre-programmed phone number.
- Intercom system has an IP color video door phone system with 5 input units. Outdoor units have an integrated camera 1.3 megapixel. In each apartment the communication is enabled via the 7 "hands-free LCD panels. The system is of the manufacturers DAHUA Technology.
- Sanitary installations in the residence are made of the following high-end materials:
 - Sewer pipes Geberit Silent PP
 - Water pipes Geberit Mepla and equipment Mepla Pred.
 - Built-in sanitary Geberit Duofix UP 320.
 - External drainage of storm water pipes Geberit Silent PP
- Central heating facility in the residence is provided primarily through the floors and bathroom radiators, while as a supplement to, or for complete coverage of heat losses, can use fan. During the cooling period, the cooling effect is done exclusively with fan coil units. Floor heating system consists of a slug grid plate with insulation, declared coefficient of heat transfer in the amount of 0.034 W / mK, the model "Teckfloor

New development

Opatija, Kvarner



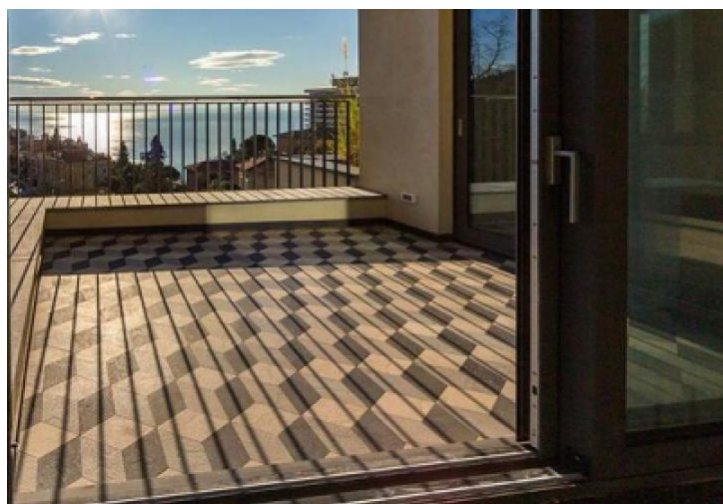
B" of the Italian manufacturer "Sirap" and the multi-layer pipes (aluminum - plastic - aluminum) dimensions Ø16x2mm, of the reputable Austrian producers "Herz" which is effectively incorporated and fixed in these plates. Radiator heating system consists of the bathroom tubular radiators, designed for wall mounting with the possibility of heating electrically, the model is "Centra" of the, Austrian manufacturer "Odörfer".

- For heating / cooling of the building and for hot water is provided the system heat pump air-water split design, model "Altherma" of the Japanese manufacturer "Daikin" with integrated DHW cylinder and associated support safety, measuring and regulating valves. Each apartment in the residence is provided by one external and one internal unit, where all outdoor units are placed on the roof of the building, while the indoor unit is installed in the bathrooms of the individual apartments. Outdoor and indoor units are connected together with the pre-insulated copper pipes that allow a continuous distribution of refrigerant.

Overall additional expenses borne by the Buyer of real estate in Croatia are around 7% of property cost in total, which includes: property transfer tax (3% of property value), agency/brokerage commission (3%+VAT on commission), advocate fee (cca 1%), notary fee, court registration fee and official certified translation expenses. Agency/brokerage agreement is signed prior to visiting properties.

New development

Opatija, Kvarner



Tel: +385 91 357 3071 Viber, Whatsapp
adrionikainfo@gmail.com
www.adrionika.com

New development

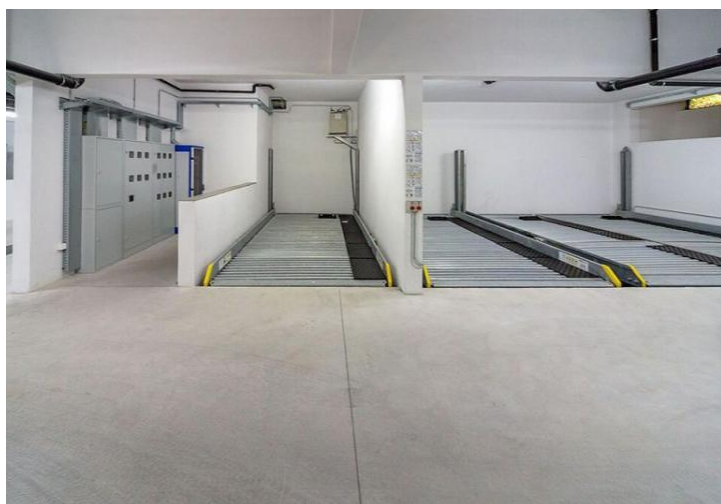
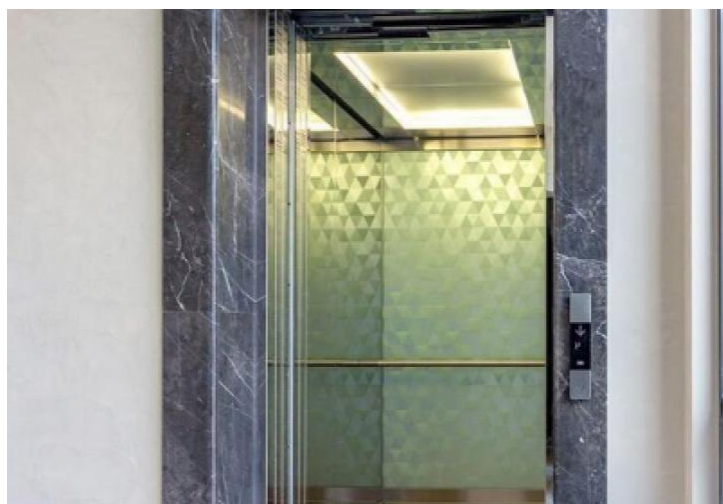
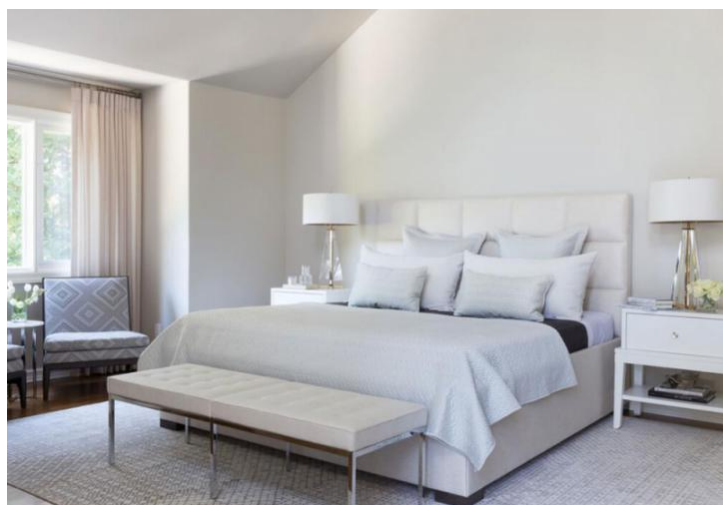
Opatija, Kvarner



Tel: +385 91 357 3071 Viber, Whatsapp
adrionikainfo@gmail.com
www.adrionika.com

New development

Opatija, Kvarner



Tel: +385 91 357 3071 Viber, Whatsapp
adrionikainfo@gmail.com
www.adrionika.com

New development

Opatija, Kvarner

