

Villa

Poljane, Kvarner



Ref	RE-U-23199
Type	Villa
Region	Kvarner › Opatija
Location	Poljane
Front line	No
Sea view	Yes
Distance to sea	6700 m
Floorspace	328 sqm
Plot size	870 sqm

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No. of bedrooms	4
No. of bathrooms	4
Price	€ 1 000 000

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A beautiful villa in Ičići, Poljane with a swimming pool and a view of the sea in a secluded area, near Opatija, cca. 6 km from the sea!

Allow us to present a unique opportunity for you to become the proprietor of this exquisite villa nestled in seclusion in the vicinity of Opatija.

This meticulously crafted residence spans 328m² and is set within an impeccably landscaped plot of 870m², captivating with its luxurious amenities and spectacular sea views.

The ground floor hosts a spacious open-plan living area and dining room, a modern kitchen, one bedroom with an en-suite bathroom, and a guest WC. From the kitchen and living area, you step onto the expansive covered terrace (42 m²) or into the garden, where a wood-burning fireplace imparts a special ambiance and warmth on cooler days.

On the upper floor, three expansive bedrooms await, each with its own bathroom and private balconies (32 m²), offering incredible panoramic views of the sea and the surrounding nature.

Indulging in the charms of this villa is not confined to the summer months alone, as the heating and cooling are entirely customizable via Wi-Fi. Underfloor heating and a pellet stove further provide comfort during cooler periods. The villa is equipped with three solar panels and a 400L boiler for the preparation of domestic hot water.

The outdoor space is a veritable paradise – a **heated swimming pool** (8x4) with an automatic chemical dispenser, a children's playground with entertaining features, and a barbecue for relishing gastronomic delights in the open air. The grounds exude the fragrance of Mediterranean flora and feature lush lawns, all maintained by an intelligent irrigation system.

Situated a mere 6.5 km from the Ičići beach, a leisurely 10-minute drive, this residence is cocooned in solitude, surrounded by the verdant embrace of Učka and breathtaking sea vistas. Tranquility is assured.

This splendid villa seamlessly melds an elegant and rustic Mediterranean-style interior, promising an unparalleled experience in a unique ambiance.

A property of exceptional quality, such as this, is a rarity in the market.

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.

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Price per m²:
3049 €

Average price/m² of this type
in this region:
5747 €

Median price/m² of this type
in this region:
4267 €

Average price/m² of this type
in Croatia:
4385 €

Median price/m² of this type
in Croatia:
3868 €

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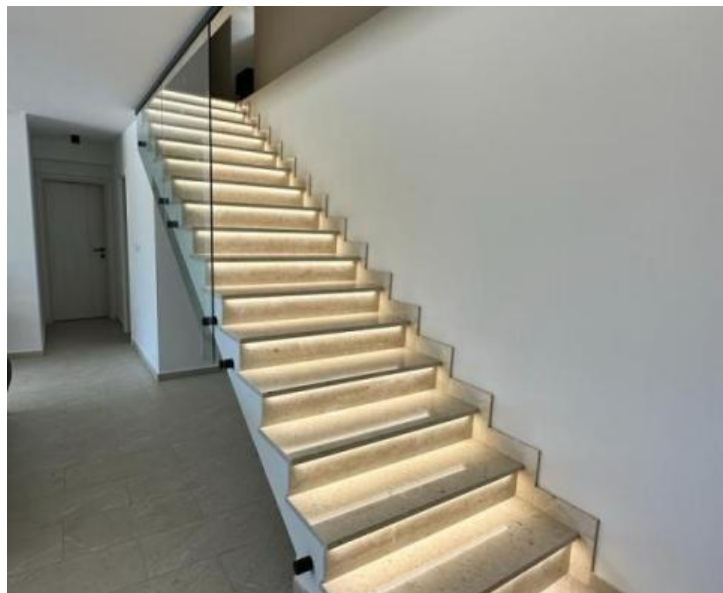
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