

Villa

Bregi, Kvarner



Ref	RE-AB-V-22-U-21242
Type	Villa
Region	Kvarner > Opatija
Location	Bregi
Front line	No
Sea view	Yes
Distance to sea	800 m
Floorspace	575 sqm
Plot size	2462 sqm

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No. of bedrooms	7
No. of bathrooms	8
Price	Price upon request

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Sophisticated villa in Bregi over Opatija with panoramic coast and sea view!

Total surface is 572 m², land plot of 2462 m² with hyge sunbathing area and swimming pool.

Villa can be subdivided into 4 residential units or used as a large family villa.

This fully equipped south-facing villa is located on a beautiful hill that rises above the Kvarner Bay. The interior is modernly decorated, with a minimalist approach. Clean, straight sight lines and lots of glass emphasize the open concept of the layout.

It consists of 4 floors, which are separate units connected by external staircases.

On the ground floor is an apartment (105m²) that has direct access to the sun deck and pool and consists of two bedrooms, a bathroom, a sauna and a large living room with a dining room and a fully equipped kitchen.

On the first floor there is an apartment (110m²) consisting of three bedrooms, two bathrooms, a living room, a dining room, a fully equipped kitchen and a large terrace.

On the second floor there is an apartment (110m²) consisting of a dining room, a living room with a kitchen, three bedrooms, a bathroom and a storage room. There is also a functional large storage room in front of the apartment.

On the top floor there is a penthouse (250m²), spread over two levels (two-story) with four bedrooms, two living rooms, fully equipped kitchen and dining room, study, five bathrooms, two balconies and a roof terrace with amazing sea views.

Very efficient heating and cooling is provided by heat pumps, and the bathrooms also have underfloor heating.

In the garden behind the house there is a large area with six parking spaces and a large garage of 46m². In front of the house there is a beautiful infinity heated swimming pool of 36m² and a sunbathing area for enjoying the view and relaxing, as well as a barbecue.

It is located in an excellent and quiet location surrounded by greenery with complete privacy. Breathtaking views and panorama of the whole Kvarner is a great advatnage of the villa.

Due to its accommodation, space layout and garden with a swimming pool, it is an excellent property that is suitable for living and as an investment in the already well-established tourist rental business.

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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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Average price/m² of this type
in this region:
6221 €

Median price/m² of this type
in this region:
4690 €

Average price/m² of this type
in Croatia:
4633 €

Median price/m² of this type
in Croatia:
3950 €

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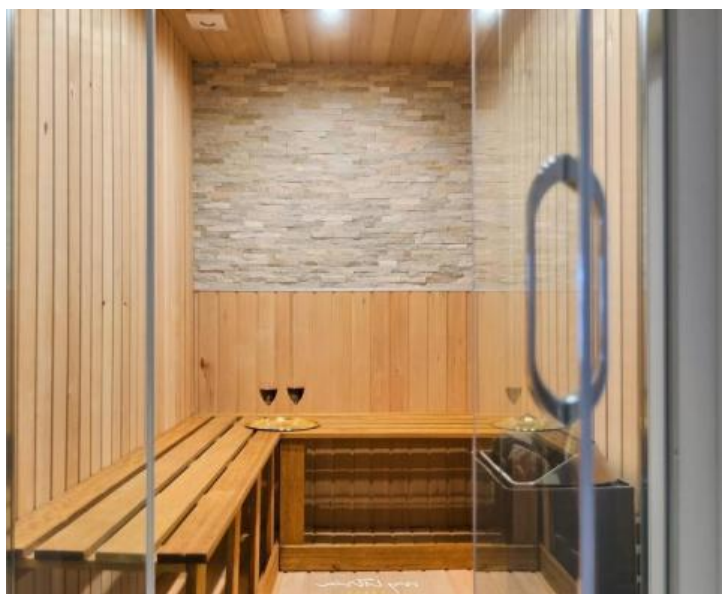
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