

Villa

Opatija, Kvarner



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Ref	RE-U-30998
Type	Villa
Region	Kvarner > Opatija
Location	Opatija
Front line	No
Sea view	Yes
Distance to sea	200 m
Floorspace	300 sqm
Plot size	670 sqm
No. of bedrooms	4
No. of bathrooms	4
Price	Price upon request

Luxurious modern villa 300m² with swimming pool and sea view in Opatija!
Distance from the sea is mere 200 meters!

Total area is 300 sq.m. Land plot is 670 sq.m.

The villa exudes elegance with a harmonious blend of interior and exterior design.
Key features of this smart villa include:

Living Areas:

- **Ground Floor:** Features an open-concept living room, kitchen, and dining area, along with a storage room and a bathroom with a shower. An additional room can serve as a study or extra bedroom. The living room boasts a large, electrically operated glass wall offering panoramic views. Outside, a 30 m² swimming pool with a counter-current system and a sunbathing area dominate the space, complemented by a summer kitchen and outdoor dining area.
- **First Floor:** Hosts the master bedroom with an ensuite bathroom and terrace, plus two additional bedrooms each with private bathrooms; one of these bedrooms also has its own terrace.

Special Features:

- A large pool on the ground floor and a smaller pool in the basement are connected by a waterfall system, ensuring constant water circulation.
- **Roof:** A lounge area with a whirlpool enclosed by glass walls for year-round use. It features a designer fireplace, comfortable seating, a separate bathroom, a small kitchen, a bar, and a sun deck.
- **Basement:** Includes a versatile space equipped with an audio-visual system and heating-cooling system, suitable for entertainment, a cinema hall, wine cellar, or storage.

Smart Home System:

- The villa is integrated with the KNX Smart home system, offering energy savings, remote management, enhanced security, increased property value, and improved comfort. This system controls all aspects of the villa, including heating-cooling, electrical systems, audio-visual systems, sensor alarms, and video surveillance.

High-Quality Installations:

- Renowned Italian manufacturers supply the villa's equipment: Barausse for doors, Groppi and Viabizzuno for the electrical system and lighting, REXA for tiles, showers, and bathtubs, and Heroal for exterior joinery and glass walls.

Parking:

- The villa includes four parking spaces and a charging station for electric vehicles.

Attention to Detail:

- Every detail of the villa's interior and overall construction project has been meticulously planned, ensuring a luxurious experience for athletes, businesspeople, and entertainment enthusiasts alike.

Privacy:

- The property is surrounded by a stone wall, providing peace, intimacy, and privacy.

Investment Potential:

- Ideal for luxurious family living or as an elite tourism investment. Located 220m from the sea (650m by foot, a 7-minute walk).

Location - Opatija:

- Opatija, a stunning coastal town on the Adriatic Sea, is a renowned tourist destination surrounded by beautiful nature at the foot of the Učka mountain. The real estate here offers priceless views of the sea and nearby islands of Krk and Cres. Opatija features charming small towns with historical architecture, properties from the Habsburg period, numerous beaches, crystal-clear waters, and various tourist services. Real estate prices are rising, with excellent rental occupancy leading to returns on investment between 5% and 10%, attracting foreign investors.

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.

Property advantages:

Swimming pool

Storage

Modern

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Average price/m² of this type
in this region:
5.608 €

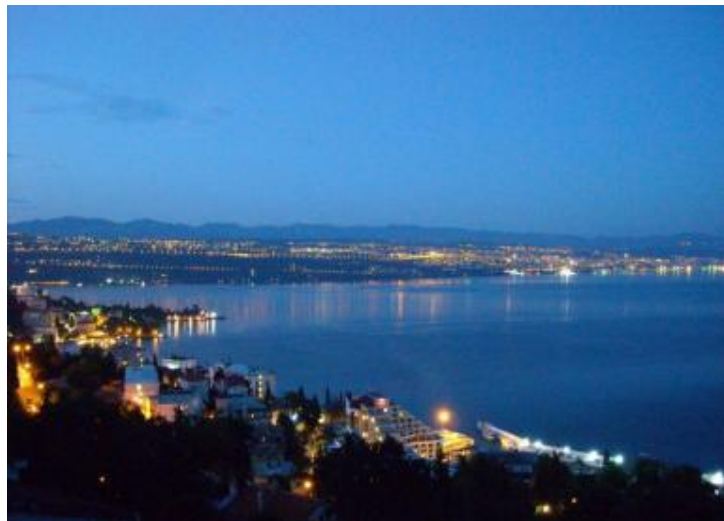
Median price/m² of this type
in this region:
4.125 €

Average price/m² of this type
in Croatia:
4.567 €

Median price/m² of this type
in Croatia:
3.950 €

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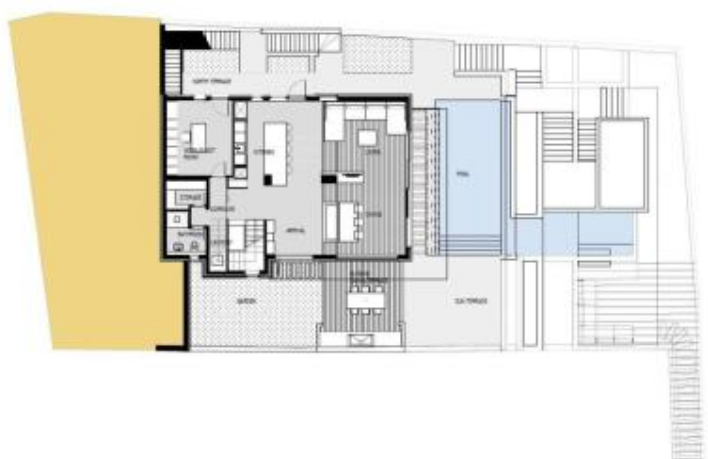
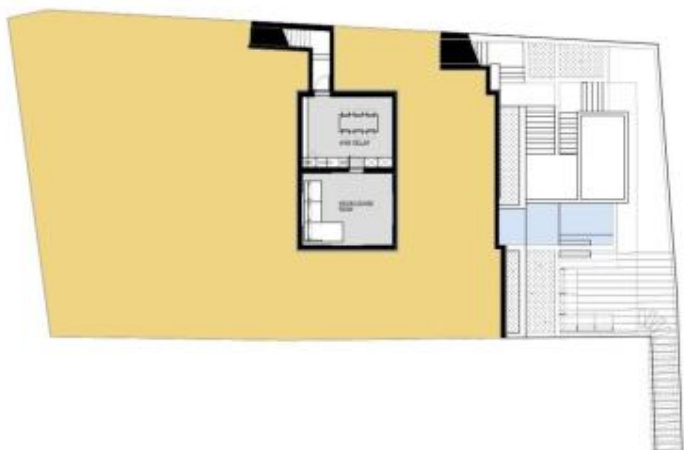
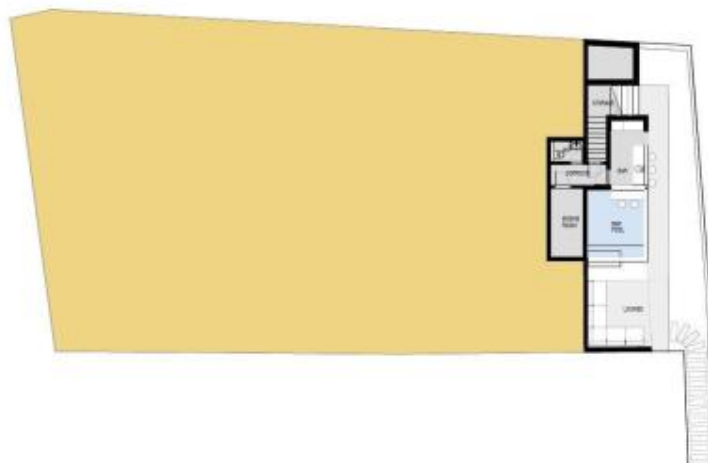
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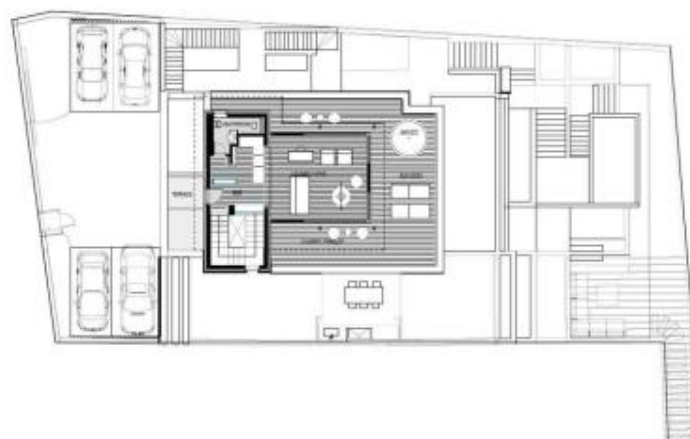
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-3.0 WC	1.88
-3.4 CORRIDOR	3.5
-3.5 ENSUITE ROOM	6.8
-3.6 BAR POOL	11.0
total (-3.floor)	63.0
-2. FLOOR	
-2.1 WINE CELLAR	21.1
-2.2 HOME CINEMA/KIN	21.10
total (-2.floor)	42.2
+1. FLOOR	
+1.01 OUTSIDE DINING / TERRACE	21.2
+1.02 SUN TERRACE	89.4
+1.03 GARDEN	30.5
+1.04 POOL	31.2
+1.05 NORTH TERRACE	19
+1.3 DINING	19.0
+1.4 LIVINGROOM	19.5
+1.5 KITCHEN	22
+1.6 ARRIVAL	13.50
+1.7 CORRIDOR	5
+1.8 TERRACE	4.4

0.4 BATHROOM 1	4.8
0.5 SOBA 2	15.6
0.6 BATHROOM 2	4.3
0.7 MASTER BETHROOM / WARDROBE	24
0.8 BATHROOM 3	8.5
0.9 TERRACE 1	4.7
0.10 TERRACE 2	7.2
0.11 ENGINE ROOM	3.3
0.12 HALL	5.0
0.13 ENTRANCE	4.0
total (ground floor)	115.5
1. FLOOR	
F1.0 1 COVERED TERRACE	20.8
F1.0 2 SUN DECK	30.0
F1.0 3 TERRACE	8.4
+1.1 BAR	11.95
+1.2 LOUNGE TERRACE	28.8
+1.1 BATHROOM	4.5
total (1.floor)	110.0