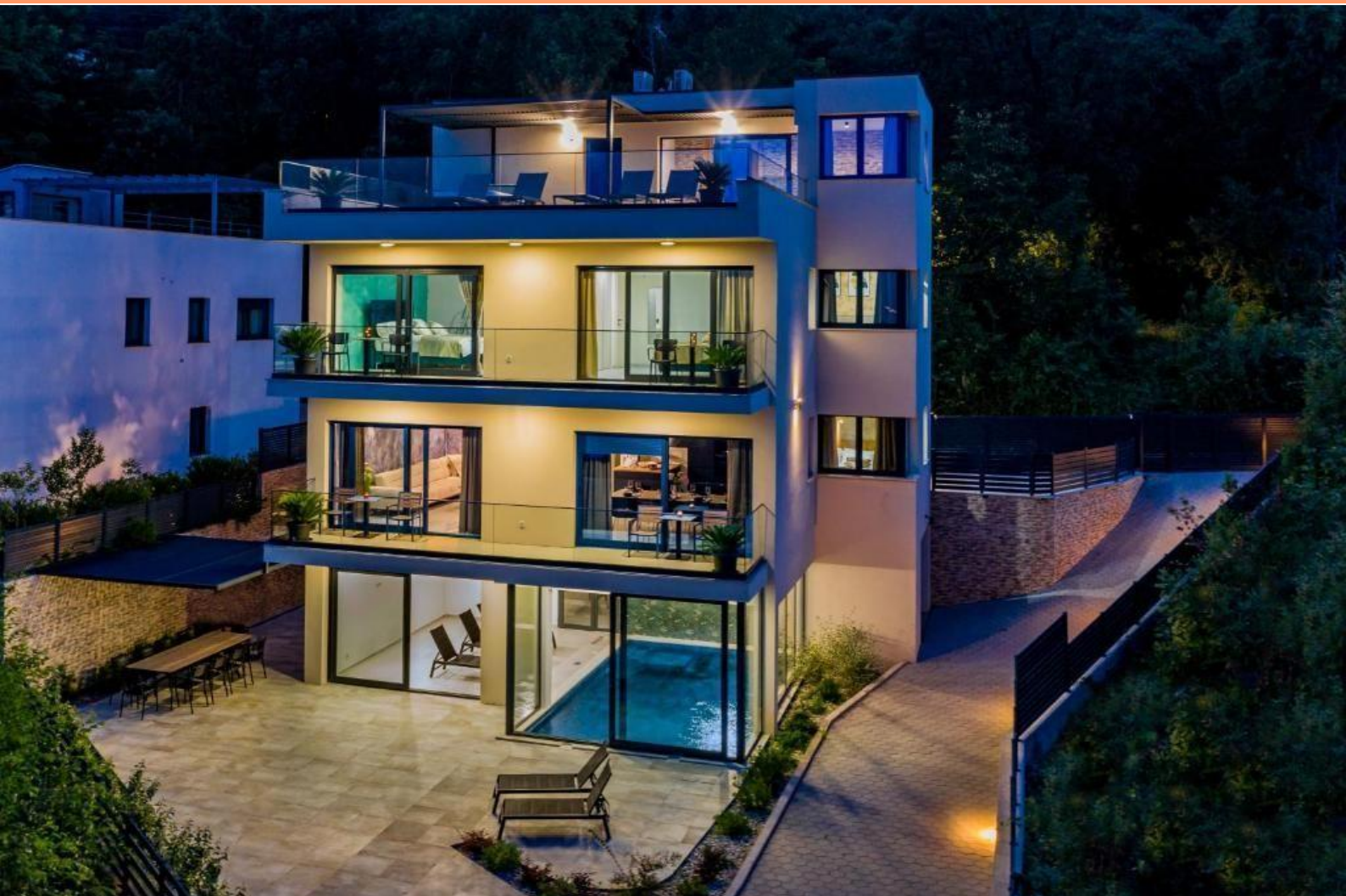


# Villa

Oprić, Opatija , Kvarner



<b>Ref</b>	RE-U-35737
<b>Type</b>	Villa
<b>Region</b>	Kvarner > Opatija
<b>Location</b>	Oprić, Opatija
<b>Front line</b>	No
<b>Sea view</b>	Yes
<b>Distance to sea</b>	900 m
<b>Floorspace</b>	400 sqm
<b>Plot size</b>	671 sqm
<b>No. of bedrooms</b>	4
<b>No. of bathrooms</b>	4
<b>Price</b>	Price upon request

### **Elegant Villa Near Opatija: A Blend of Sophistication, Comfort, and Panoramic Views in Lovran, Opatija!**

We are proud to present this stunning 400 m<sup>2</sup> villa, a masterpiece of elegance and style, located just minutes from Lovran and the beach. This spacious home offers a perfect combination of luxury and comfort for family living or entertaining guests.

The villa features four generously sized bedrooms, each with its own en-suite bathroom, ensuring privacy and a touch of opulence. A bright and airy living room, bathed in natural light, provides the ideal space for relaxation and social gatherings. Each floor boasts its own terrace, perfect for enjoying serene views and the refreshing sea breeze.

A standout feature of the property is the wellness area on the ground floor, complete with an indoor heated pool. This inviting space seamlessly connects to a 500 m<sup>2</sup> private garden, creating a tranquil setting for outdoor leisure and entertaining.

Additional conveniences include a private garage and easy access, ensuring a stress-free lifestyle. The villa is being sold fully furnished with brand-new, unused furniture, allowing you to move in and embrace a luxurious lifestyle immediately.

Spanning four floors—basement, ground floor, first floor, and a rooftop terrace—the villa offers a unique feature at its pinnacle: a spectacular panoramic sea view from the rooftop terrace. Equipped with water and electricity connections, this space is perfect for hosting or simply enjoying the breathtaking scenery.

The villa's location is idyllic, nestled on a quiet side street surrounded by lush greenery. It is only a 3-minute drive from Lovran's center and the nearest beach, with Opatija just 8 minutes away by car. The villa is situated a mere 900 meters from the sea as the crow flies, making it an ideal choice for those seeking luxury, comfort, and proximity to the Adriatic coastline.

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:**

- Roof terrace
- Garage
- Spa

# Villa

Oprić, Opatija , Kvarner



Garden

# Villa

Oprić, Opatija , Kvarner



Average price/m<sup>2</sup> of this type  
in this region:  
5.608 €

Median price/m<sup>2</sup> of this type  
in this region:  
4.125 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
4.566 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
3.950 €

# Villa

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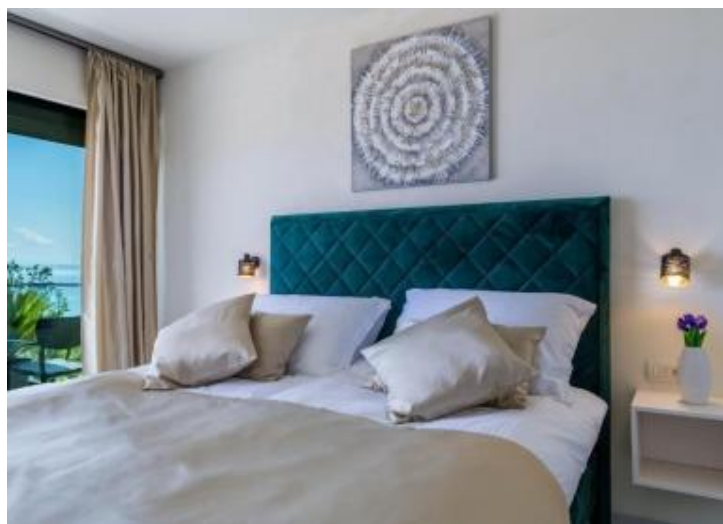
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