

New development

Opatija, Kvarner



Ref	RE-AB-V-13
Type	New development
Region	Kvarner > Opatija
Location	Opatija
Front line	No
Sea view	Yes
Distance to sea	800 m
Floorspace	349 sqm
Plot size	1160 sqm
No. of bedrooms	4
No. of bathrooms	4
Price	€ 2 200 000

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New "Zagaleta" in Opatija with panoramic sea view!

Four Winds complexes of four elite modern villas over Opatija overlooking the islands of Cres and Krk and the Velebit mountain range!

Four villas with pools are offered:

Villa Cirocco.

Area 248 m2. Plot 920 m2.

Villa Mistral.

Area 341 m2. Plot 1235 m2.

Villa Levante.

Area 359 m2. Plot 1390 m2.

Last villa left for sale -

Villa Tramontana.

Area 349 m2, Plot 1160 m2.

Lower level: spacious hall, huest wc, laundry, kitchen with dining area, salon, bedroom plus bathroom, sauna complex, terrace.

Upper level: hallway, three bedrooms, three bathrooms.

Good location a bit far from city noise.

The center of Opatija and the beach are just 10 minutes away.

Centralized rental of villas is possible. There are complete calculations of the profitability of the object.

To the airport of Pula - approx. 97 km.

Krka Airport (Rijeka) is less than 50 km away.

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:
6304 €

Average price/m² of this type
in this region:
6313 €

Median price/m² of this type
in this region:
6613 €

Average price/m² of this type
in Croatia:
4331 €

Median price/m² of this type
in Croatia:
4014 €

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Estimate of tourist rental potential

Four Winds Residence Opatija

Pre-Season	DAILY			WEEKLY			
	Season	Post-Season	Out of Season	Pre-Season 7	Season 7	Post-Season 7	Out of Season 7
€ 900,00	€ 1.100,00	€ 900,00	€ 550,00	€ 6.300,00	€ 7.700,00	€ 6.300,00	€ 3.850,00
€ 1.200,00	€ 1.500,00	€ 1.200,00	€ 750,00	€ 8.400,00	€ 10.500,00	€ 8.400,00	€ 5.250,00
€ 960,00	€ 1.200,00	€ 960,00	€ 600,00	€ 6.720,00	€ 8.400,00	€ 6.720,00	€ 4.200,00
€ 960,00	€ 1.200,00	€ 960,00	€ 600,00	€ 6.720,00	€ 8.400,00	€ 6.720,00	€ 4.200,00

