

# New development

## Opatija, Kvarner



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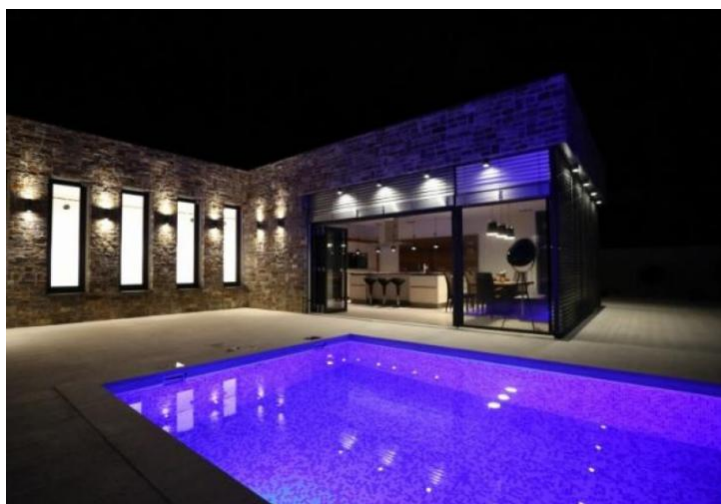
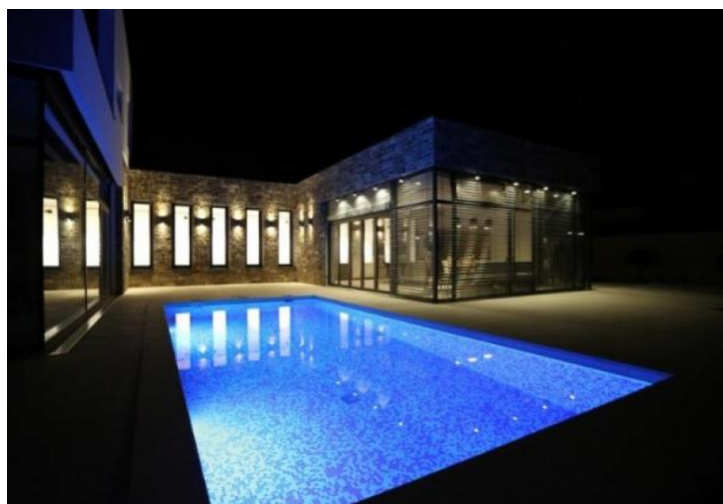


Tel: +385 91 357 3071 Viber, Whatsapp  
[adrionikainfo@gmail.com](mailto:adrionikainfo@gmail.com)  
[www.adrionika.com](http://www.adrionika.com)



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### Estimate of tourist rental potential

Four Winds Residence Opatija

Plot m2	DAILY				WEEKLY			
	Pre-Season	Season	Post-Season	Out of Season	Pre-Season ?	Season ?	Post-Season ?	Out of Season ?
920,00	€ 900,00	€ 1.100,00	€ 900,00	€ 550,00	€ 6.300,00	€ 7.700,00	€ 6.300,00	€ 3.850,00
1.390,00	€ 1.200,00	€ 1.500,00	€ 1.200,00	€ 750,00	€ 8.400,00	€ 10.500,00	€ 8.400,00	€ 5.250,00
1.160,00	€ 960,00	€ 1.200,00	€ 960,00	€ 600,00	€ 6.720,00	€ 8.400,00	€ 6.720,00	€ 4.200,00
1.235,00	€ 960,00	€ 1.200,00	€ 960,00	€ 600,00	€ 6.720,00	€ 8.400,00	€ 6.720,00	€ 4.200,00

