

# Villa

Mošćenička Draga, Kvarner



<b>Ref</b>	RE-U-29366
<b>Type</b>	Villa
<b>Region</b>	Kvarner > Opatija
<b>Location</b>	Mošćenička Draga
<b>Front line</b>	No
<b>Sea view</b>	Yes
<b>Distance to sea</b>	1000 m
<b>Floorspace</b>	453 sqm
<b>Plot size</b>	830 sqm
<b>No. of bedrooms</b>	6
<b>No. of bathrooms</b>	6
<b>Price</b>	€ 2 500 000

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This magnificent newly built villa is an architectural masterpiece on the Opatija Riviera, just 1 km from the sea, offering breathtaking views as if the Adriatic were served on a platter.

Set on a garden of 830 m<sup>2</sup>, the villa offers 453 m<sup>2</sup> of luxuriously appointed living space. It features six spacious premium bedrooms, each with its own bathroom, and a total of seven bathrooms, designed for maximum comfort.

A true oasis of relaxation, the wellness area includes a heated infinity pool, Jacuzzi, and sauna crafted from top-quality wood, all with panoramic sea views. The villa also offers a fully equipped gym and a children's playroom, making it perfect for the entire family.

The interior blends elegant design and functionality. The central living room boasts a stunning fireplace, TV, and a premium Bang & Olufsen sound system. The designer kitchen is equipped with modern appliances and a central island, ideal for cooking and socializing. A smart home management system ensures sound throughout every room, enhancing the luxurious experience.

The exterior is equally impressive, with a Mediterranean garden, sundeck, and multiple covered and open terraces. The roof terrace with lounge area and barbecue is perfect for enjoying sunsets and entertaining outdoors.

The villa includes four outdoor parking spaces for convenience. Its location is ideal: just a ten-minute drive to Opatija and a five-minute walk to the beach.

This architectural masterpiece offers the perfect combination of privacy, luxury, and nature. Contact us for more information or to schedule a viewing.

Consultations in German are also available.

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
- Gym
- Spa
- Sauna
- Garden

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Modern

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Price per m<sup>2</sup>:  
5.519 €

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:  
4.567 €

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

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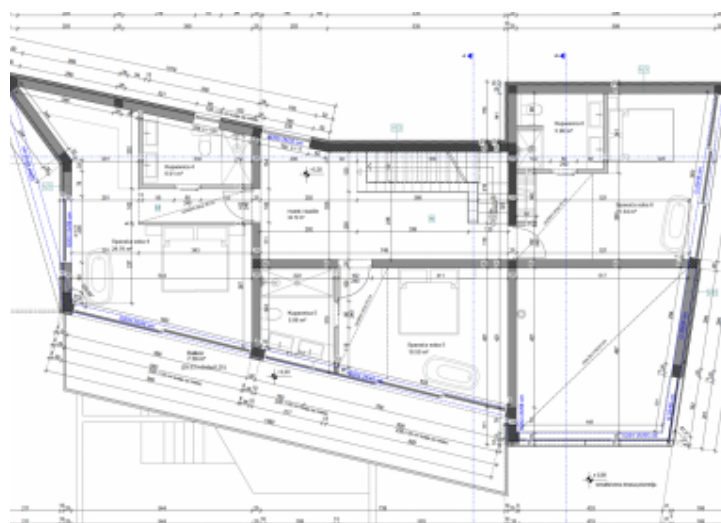
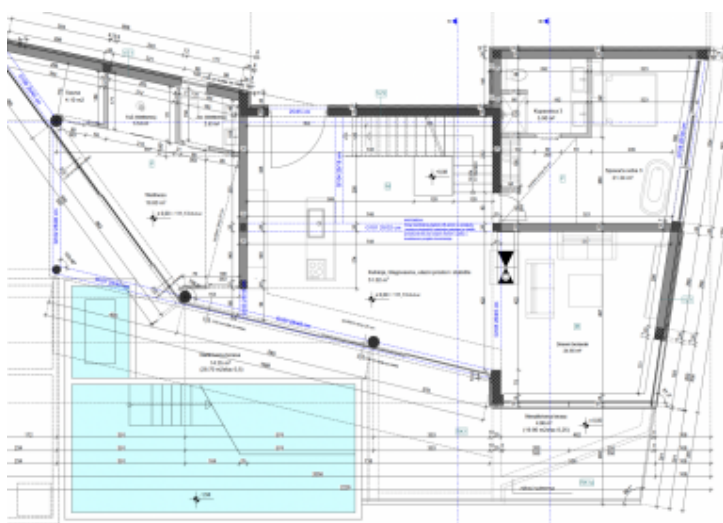
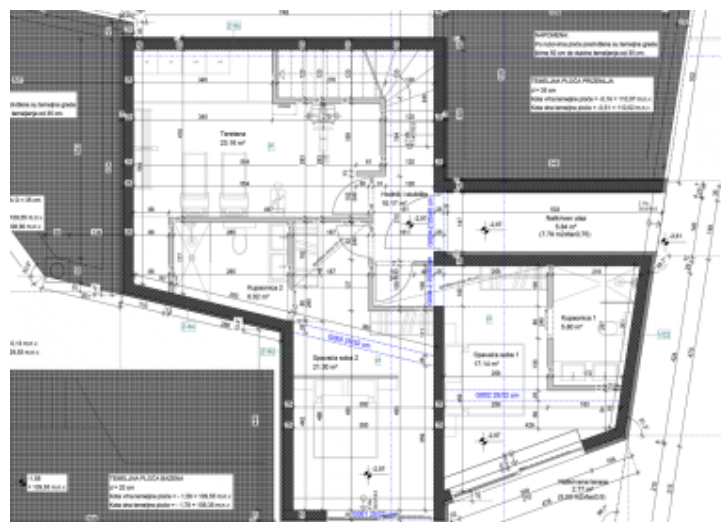
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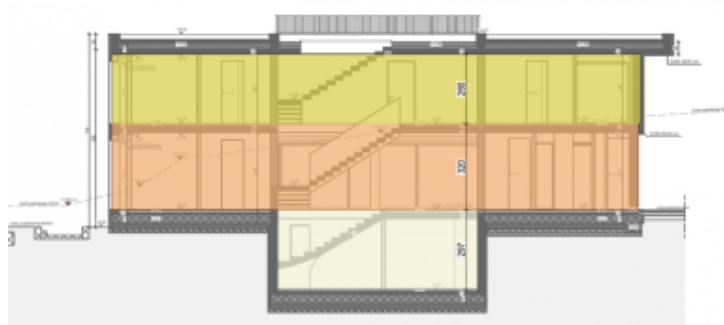
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$P1+P2+P3+P4+P5= 42,85 +5,45 +26,32 +13,72 +11,80 = 99,94m^2$

$99,94 \times 2,97 = 296,82m^2$

$P9+P10+P11+P12= 61,16 +54,60 +8,96 +26,92 = 149,64m^2$

$149,64 \times 3,20 = 478,85m^2$

3  $P = P14+P15+P16+P17+P18 = 61,16 +41,26 +27,56 +17,84 +11,33$

$O = 158,95 \times 2,60 = 413,27m^2$

4  $P = P6+P7+P8= 9,43 +5,53 +28,70 = 43,66m^2$

$O = 43,66 \times 1,00 = 43,66m^2$



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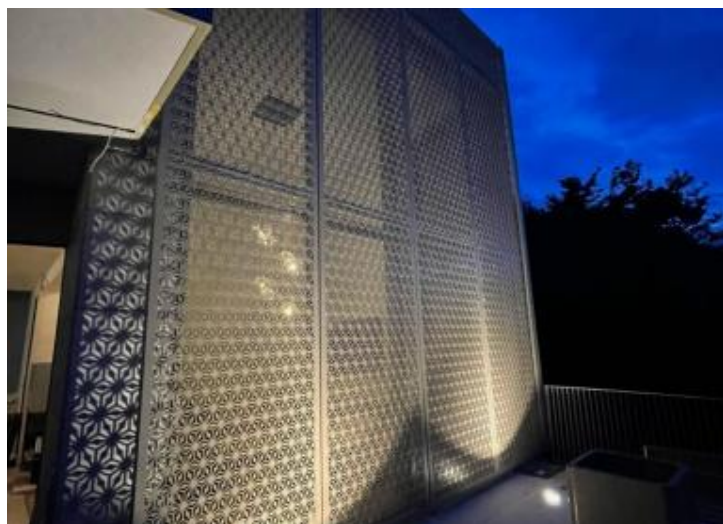
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