

# Villa

Opatija - Centar, Opatija, Kvarner



<b>Ref</b>	RE-U-20582
<b>Type</b>	Villa
<b>Region</b>	Kvarner > Opatija
<b>Location</b>	Opatija - Centar, Opatija
<b>Front line</b>	No
<b>Sea view</b>	Yes
<b>Distance to sea</b>	100 m
<b>Floorspace</b>	350 sqm
<b>Plot size</b>	450 sqm
<b>No. of bedrooms</b>	8
<b>No. of bathrooms</b>	4
<b>Price</b>	€ 1 600 000

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Solid villa in the centre of Opatija just 100 meters from the sea!  
Villa benefits wonderful sea views, swimming pool, charming green lawn.  
Total floorspace is 350 sq.m. Land plot around is 450 sq.m.

Villa consists of a basement, a high ground floor, a first floor and an attic.

In the basement there is a studio apartment that is completely decorated and furnished. There are also tool rooms, storage rooms and a garage that can be converted if necessary.

On the first floor (high ground floor) there is a floor (apartment) of 130 m<sup>2</sup>, which consists of three bedrooms, a living room, a hallway, a kitchen and a dining room, a bathroom with a toilet, a storage room and a terrace with stairs leading to the kitchen.

On the second floor (first floor) there is also a floor of 130 m<sup>2</sup> which is divided into two apartments. Both apartments are 68 m<sup>2</sup> and the left consists of two bedrooms, living room, kitchen and dining room, bathroom with toilet and two balconies. The right-hand apartment consists of a bedroom with its own bathroom, a kitchen and dining room, a living room, a bathroom with a toilet, two balconies and internal stairs that lead to the attic, which used to be the bedrooms but is currently used as a storage room.

The garden of 450 m<sup>2</sup> is decorated with various fruit plants and a swimming pool with a sunbathing area. There are two cars in the garden and two parking spaces in the garage.

For heating, there is an oil-fired unit, but most of the heating is air-conditioned.

Excellent property not far from the center of Opatija, just a few steps from Lungomare and beachline.

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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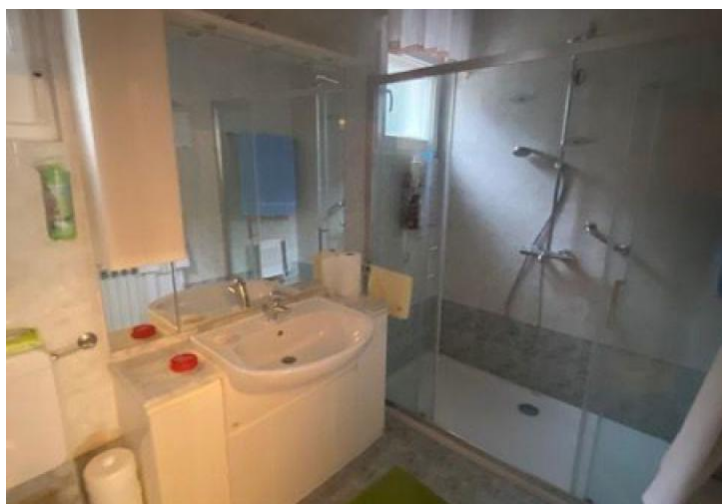
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