

# Investment project

## Opatija, Kvarner



<b>Ref</b>	RE-AB-P-378-U28970
<b>Type</b>	Investment project
<b>Region</b>	Kvarner › Opatija
<b>Location</b>	Opatija
<b>Front line</b>	No
<b>Sea view</b>	Yes
<b>Distance to sea</b>	900 m
<b>Plot size</b>	8559 sqm
<b>Price</b>	€ 1 050 000

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Project of 7 luxury villas over famous Opatija!

Nested along the stunning Adriatic Sea coast, Opatija is a jewel of Croatia and present an exceptional real estate development opportunity which combines the allure of pristine luxury coastal living and potential for significant return on investment.

The project is located on the foothills of Učka mountain, overlooking Opatija and the Riviera. The short distance to the center of Opatija and the beaches makes this location convenient for everyday living and vacationing. Nearby access to major motorways connects the location to Istria, the capital of Croatia, Zagreb – a major European hub, southern Croatian town of Split, and further to Italy, Austria, and Slovenia.

The total property area is 8,559 sqm (2.1 ac). It is divided into 8 lots that range from 840 sqm (0.2 ac) to 1.220 sqm (0.3 ac). The project master plan envisions 7 modern residences in the Northern Croatian Mediterranean style with great attention to maximizing settings, orientation and sea view from all the residences. The landscaping is planned in as local, native style of Opatija Riviera: lush with stone accents, with full integration with natural surroundings.

Each villa will benefit original architecture, swimming pool, sea views.

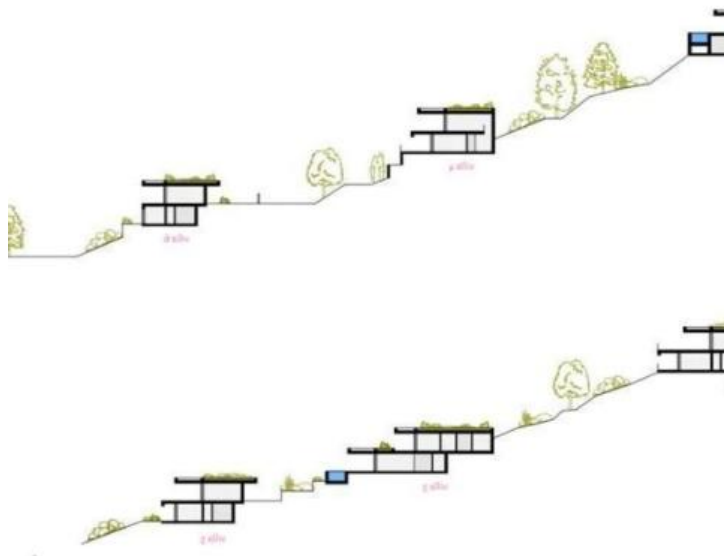
The property has access to utilities. The access road has a permit and occupies 1075 sqm (0.26 ac).

The spatial plan is presented in this brochure, while more details about this project are available upon request.

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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