Villa
Opatija, Kvarner

Adrionika
Real Estate in Croatia

Ref	RE-TV115
Type	Villa
Region	Kvarner › Opatija
Location	Opatija
Front line	No
Sea view	Yes
Distance to sea	150 m
Floorspace	756 sqm
Plot size	748 sqm
No. of bedrooms	6
No. of bathrooms	5
Price	€ 3 990 000

Tel: +385 91 357 3071 Viber, Whatsapp
adrionikainfo@gmail.com
www.adrionika.com

Villa
Opatija, Kvarner

Adrionika
Real Estate in Croatia

Outstanding, astonishing offer!
True princess of Opatija - LUX villa with swimming pool and panoramic terraces opening to the Adriatic sea, in the very centre is for sale, just 150 meters from the sea and beachline!
The best location you can imagine! The best and the brightest villa in Opatija centre of extravagant and elegant super-modern design!

The area of this beaufitul villa – 656 sq.m. (including gorgeous terraces)

The area of the land plot – 748 sq.m.

The villa is a four-storey contemporary building of high quality construction.

The basement floor of 104 sq.m. – a boiler room, storerooms, a tavern for guest receptions and feasts.

The ground floor of 160 sq.m. – two apartments for guests (one bedroom and two bedroom ones).

The first floor of 195 sq.m. (two-level) – three panoramic terraces, a kitchen, salon/dining room, storeroom, two bedrooms, two bathrooms.

The second floor of 197 sq.m. – a terrace with a swimming pool, master-bedroom with bathroom en-suite, wardrobe.

From windows and from terraces magnificent views of the Adriatic sea open.
Villa benefits panoramic glazing, plenty of glass elements which makes it airy, light and truly stunning.

There are two garages, three parking spaces.

The villa is equipped with the air conditioning system, system of central heating. It is fully equipped and furnished.
Within walking distance there is a yachting marina, restaurants, shops, boutiques, lungomare, beach.

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.

Tel: +385 91 357 3071 Viber, Whatsapp
adrionikainfo@gmail.com
www.adrionika.com

Villa
Opatija, Kvarner

Adrionika
Real Estate in Croatia

Tel: +385 91 357 3071 Viber, Whatsapp
adrionikainfo@gmail.com
www.adrionika.com

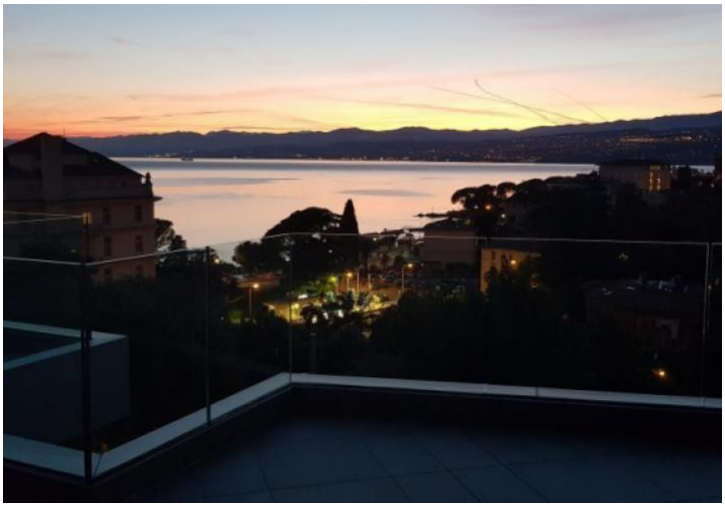
Villa
Opatija, Kvarner

Adrionika
Real Estate in Croatia

Tel: +385 91 357 3071 Viber, Whatsapp
adrionikainfo@gmail.com
www.adrionika.com

Villa
Opatija, Kvarner

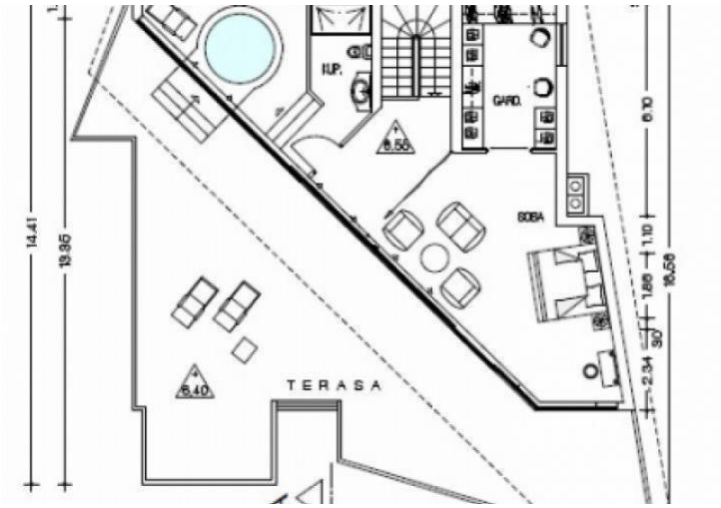
Adrionika
Real Estate in Croatia

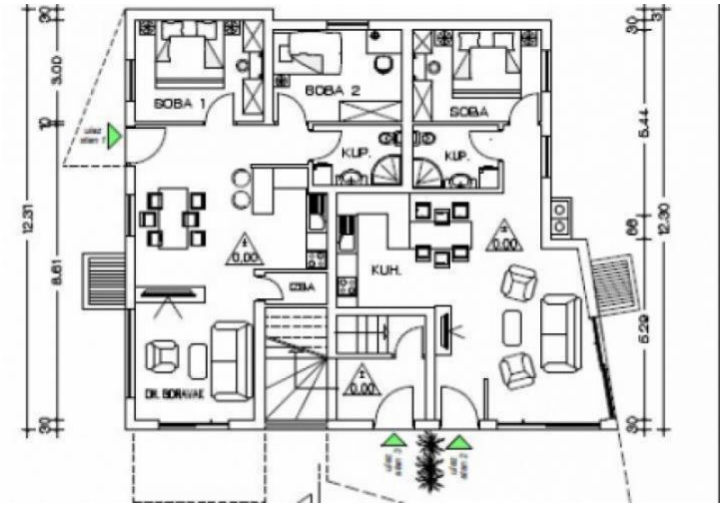


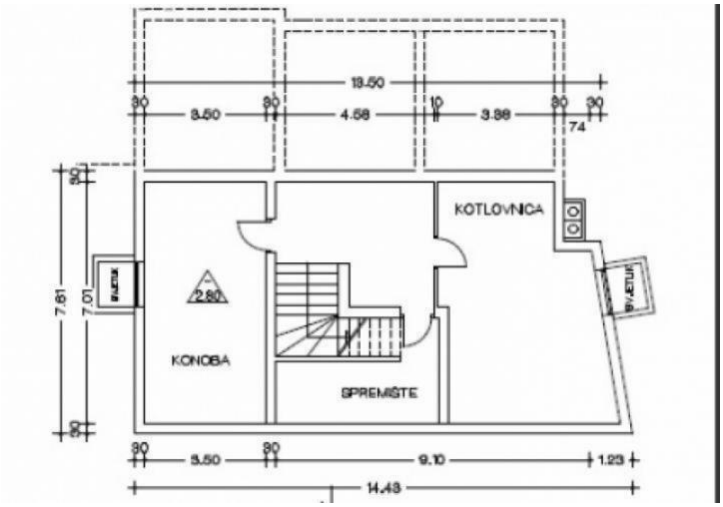
Tel: +385 91 357 3071 Viber, Whatsapp
adrionikainfo@gmail.com
www.adrionika.com

Villa
Opatija, Kvarner

Adrionika
Real Estate in Croatia







Tel: +385 91 357 3071 Viber, Whatsapp
adrionikainfo@gmail.com
www.adrionika.com

Villa
Opatija, Kvarner

Adrionika
Real Estate in Croatia

Tel: +385 91 357 3071 Viber, Whatsapp
adrionikainfo@gmail.com
www.adrionika.com

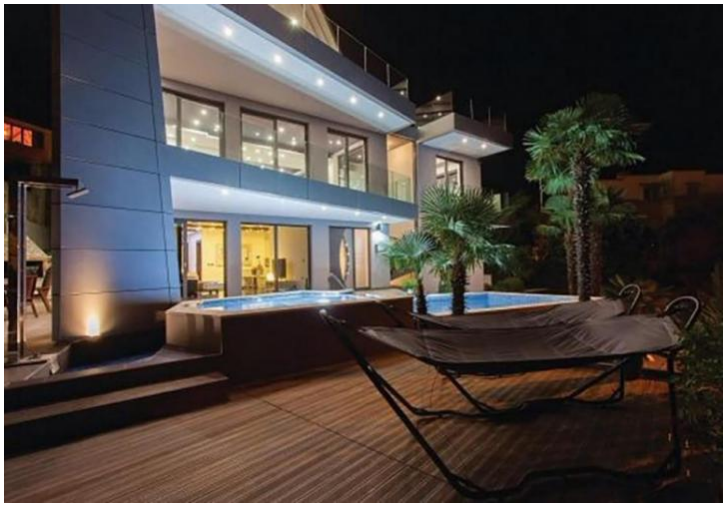
Villa
Opatija, Kvarner

Adrionika
Real Estate in Croatia

Tel: +385 91 357 3071 Viber, Whatsapp
adrionikainfo@gmail.com
www.adrionika.com

Villa
Opatija, Kvarner

Adrionika
Real Estate in Croatia



Tel: +385 91 357 3071 Viber, Whatsapp
adrionikainfo@gmail.com
www.adrionika.com

Villa
Opatija, Kvarner

Adrionika
Real Estate in Croatia

Tel: +385 91 357 3071 Viber, Whatsapp
adrionikainfo@gmail.com
www.adrionika.com