

# Villa

## Opatija, Kvarner



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

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 beautiful 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.

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Price per m<sup>2</sup>:  
5278 €

Average price/m<sup>2</sup> of this type  
in this region:  
5654 €

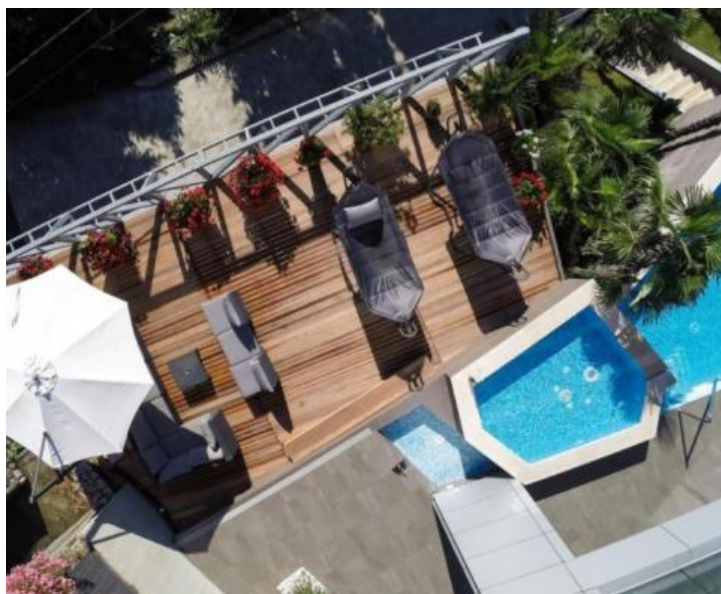
Median price/m<sup>2</sup> of this type  
in this region:  
4186 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
4699 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
3866 €

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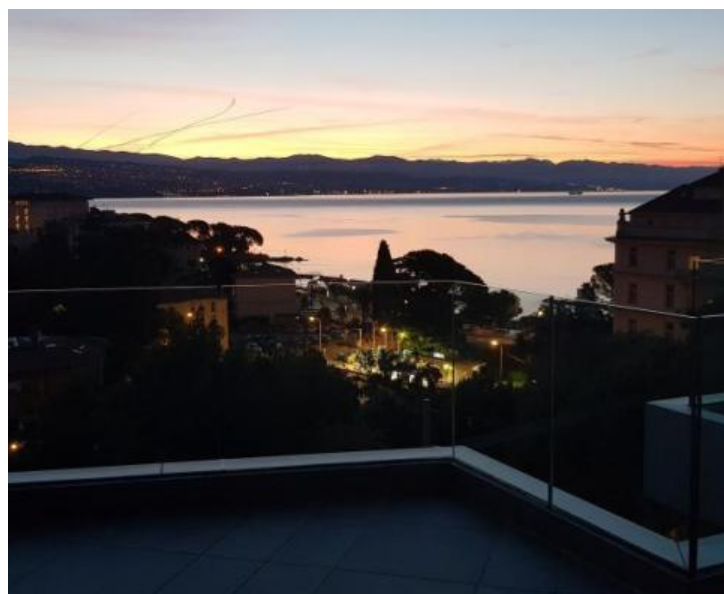
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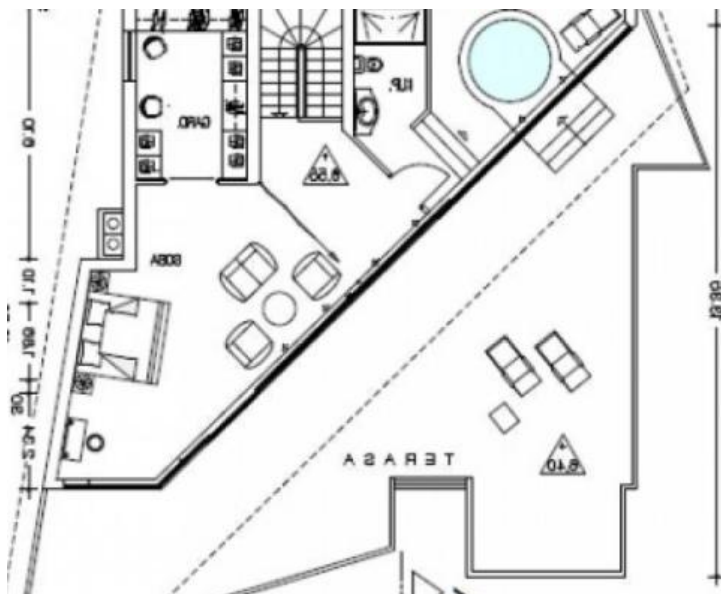
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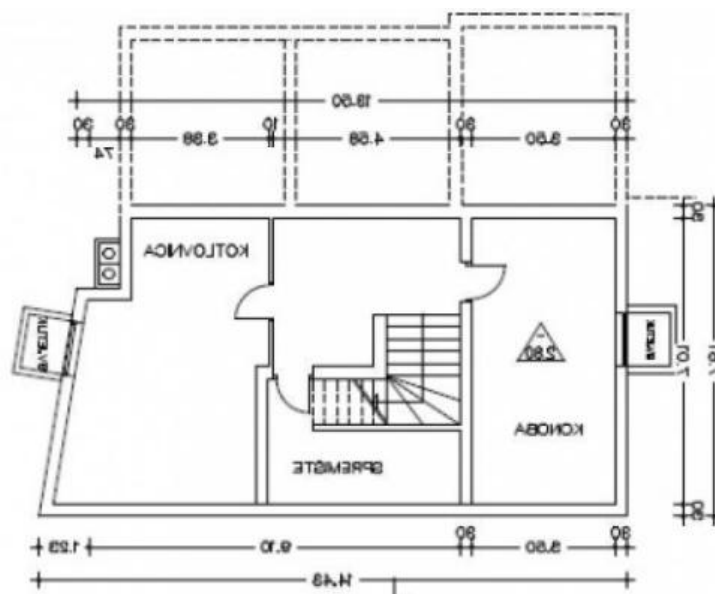
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