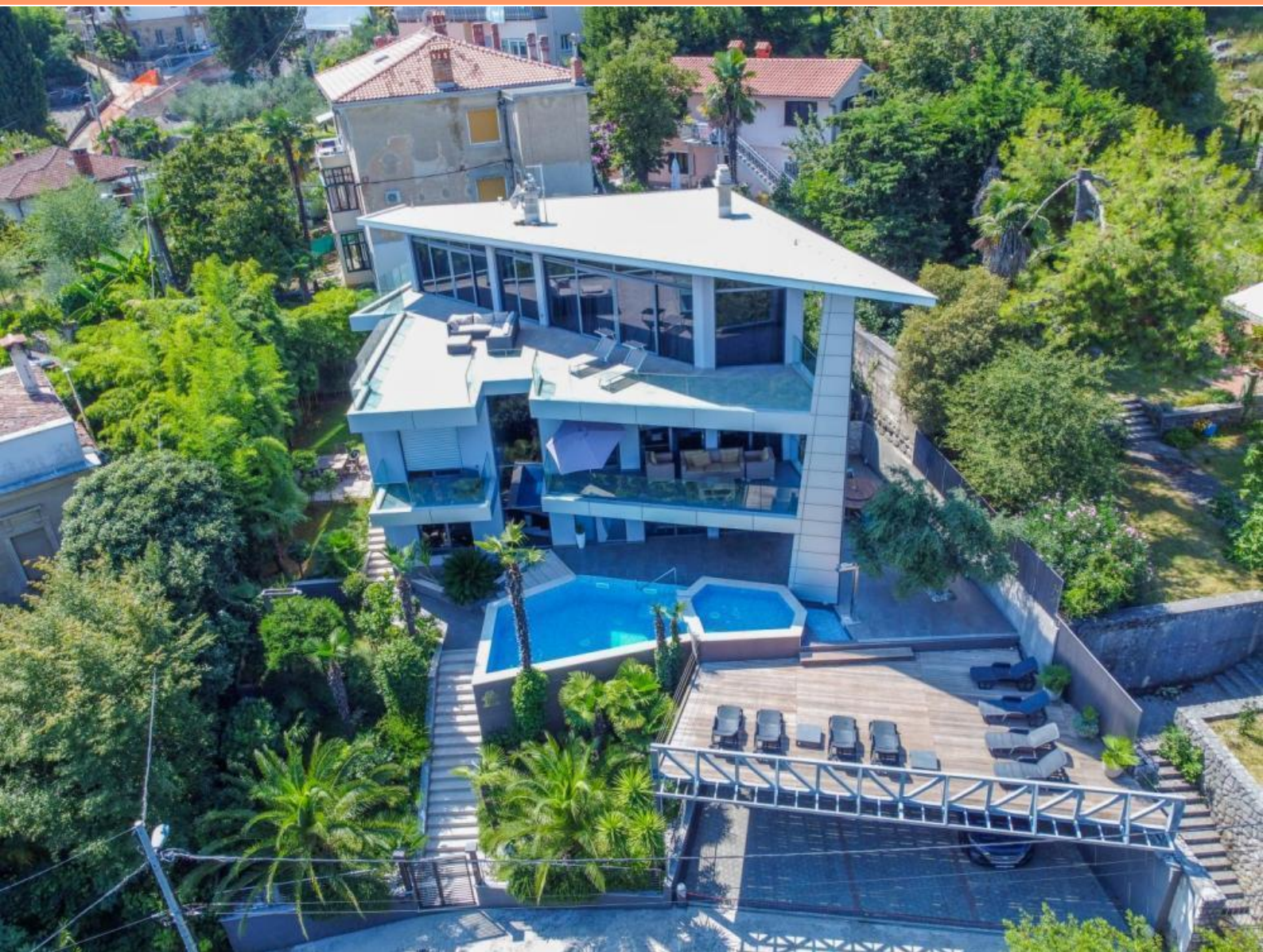


House

Opatija, Kvarner



Ref	RE-U-23789
Type	House
Region	Kvarner > Opatija
Location	Opatija
Front line	No
Sea view	Yes
Distance to sea	150 m
Floorspace	758 sqm
Plot size	722 sqm

House

Opatija, Kvarner



No. of bedrooms	7
No. of bathrooms	7
Price	Price upon request

House

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An impressively modern villa with a swimming pool in the center of Opatija, a few steps from the Lungomare In the heart of Opatija, fresh and bright like Violin Concerto in D Major, Op. 77 by Brahms!

This is a modern villa with a minimalist charm that carries with it the seal of uncompromising quality and exclusivity. Its position represents much more than an ordinary location - it is a harmony of silence, privacy and an incredible view of the sea horizon.

It is a luxurious building of 758 sq.m. on that unique land plot of 722 square meters, a structure that has sprung up that tells a story without a single spoken word.

This villa is not just an ordinary home; it is a real architectural masterpiece, made with precision and attention to every detail. The carefully arranged exotic greenery around the villa creates the feeling that you are in your own tropical paradise.

The sunbathing area by the swimming pool becomes your personal paradise for relaxation, where every moment becomes a precious feeling of eternal happiness.

The villa is organized on four levels, each offering its own coordinated space and functionality.

In the underground floor, among its solid walls additionally insulated with hydro and thermal insulation, there is a spacious garage where your four-wheelers can safely spend the night.

On the ground floor, the elegant one-bedroom apartment is the perfect blend of style and comfort, and the modern kitchen becomes your own stage for cooking.

On the first floor, there is an apartment with two spacious bedrooms, each offering its own intimate corner where everyone can feel at home.

But the real treasure is on the second floor - it's a gentleman's three-story apartment, your personal palace. Four spacious bedrooms invite a feeling of spaciousness and luxury, each with its own terrace and incredible sea view. Here, comfort meets wellness and fitness, creating a perfect balance between body and mind. The Jacuzzi on the terrace becomes your haven for relaxation under the starry sky.

This villa not only offers aesthetic beauty, but is also a technically outstanding work. ACO skylights create a play of light, while Porothem brick 30 cm thick and silicone thermal facade provide excellent insulation. Alucobond sheet metal and special LED lighting add an impression of futurism and elegance. SCHUCO carpentry and ROLTEC blinds bring a sense of security, and video surveillance systems and an anti-burglary system guarantee your peace of mind.

The interior world of the villa is also at the level of extravagance, with branded sanitary ware, DAIKIN heat pump systems and underfloor heating that even reaches the basement floor. Here, every detail has been carefully considered to create a haven of comfort and luxury. This villa is not just real estate, but a dream come true. Looking towards the future, this modern oasis of minimalism and luxury is waiting for its owners to write their story of life in the middle of this magical corner of Opatija.

Built to impress!

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

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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:

- Garage
- Swimming pool
- Gym
- Spa
- Floor heating
- Modern

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Average price/m² of this type
in this region:
2.751 €

Median price/m² of this type
in this region:
2.480 €

Average price/m² of this type
in Croatia:
3.035 €

Median price/m² of this type
in Croatia:
2.625 €

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