

Villa

Opatija, Kvarner



Ref	RE-U-24057
Type	Villa
Region	Kvarner > Opatija
Location	Opatija
Front line	No
Sea view	Yes
Distance to sea	3000 m
Floorspace	400 sqm
Plot size	700 sqm

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No. of bedrooms	5
No. of bathrooms	6
Price	€ 1 750 000

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Incredibly beautiful new modern villa in Opatija, Opric area!

Total area is 400 sq.m. Land plot si 700 sq.m.

This brand-new (completed in 2023) villa consists of a total of 5 spacious bedrooms, each of which has its own bathroom for your maximum privacy and comfort.

It is particularly noteworthy that the south-facing bedrooms are equipped with an exit to the terrace, which allows you to start every morning with a refreshing view and natural light.

This light and airy villa is ideal for families looking for a spacious and elegant home that combines luxury features with the comfort of everyday life. Its carefully designed details, such as underfloor heating, a modern kitchen, a private pool and a roof terrace, will provide you with an extraordinary living experience. In addition, a private garden and advanced security systems will ensure you a peaceful and safe life.

This property stands out with a number of top features:

Large Heated Swimming Pool: You can start your day with a refreshing swim in the private pool which is heated to enjoy all year round.

Panoramic glazing.

Underfloor heating: The entire house is equipped with underfloor heating to ensure comfort and warmth in all rooms.

Safety: Your safety is our priority. The house is equipped with a private fenced yard, security cameras and an alarm system.

Heat pumps: This house is equipped with a heat pump for heating inside the house and a separate heat pump for the pool, which will allow you to enjoy the pool all year round.

Luxuriously furnished: The villa is sold fully furnished with top quality furniture, so you can move in and enjoy the luxury immediately.

Playroom for children: For families with children, there is a special playroom where the youngest members of the family can spend their free time.

Modern kitchen and contemporary built-in wardrobes: The kitchen is equipped with the latest equipment and custom built-in wardrobes provide plenty of storage space.

Spacious roof terrace: The large roof terrace with an area of 200 square meters offers a wonderful panoramic view of the sea. The terrace is equipped with water and electricity connections, which is perfect for relaxing moments outdoors or spending time with friends and family.

The house is located a 3-minute drive to Lovran, and a 10-minute drive to the center of Opatija. (Only 2.5 km to the sea)

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 m²:
4375 €

Average price/m² of this type
in this region:
5747 €

Median price/m² of this type
in this region:
4267 €

Average price/m² of this type
in Croatia:
4380 €

Median price/m² of this type
in Croatia:
3867 €

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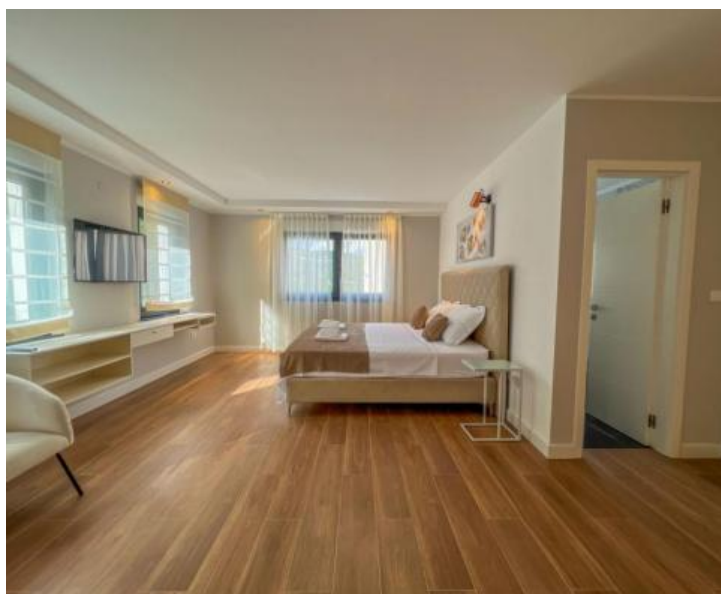
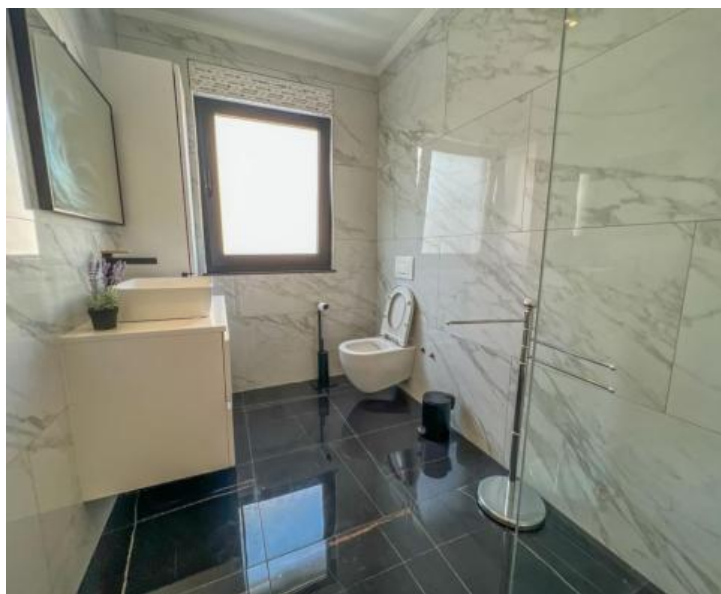
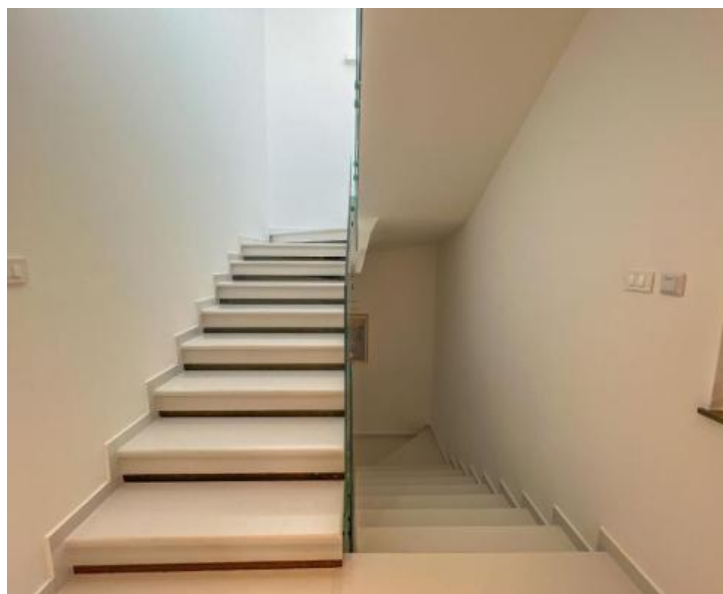
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