

Villa

Opatija, Kvarner



Ref	RE-AB-05
Type	Villa
Region	Kvarner › Opatija
Location	Opatija
Front line	Yes
Sea view	Yes
Distance to sea	10 m
Floorspace	350 sqm
Plot size	1250 sqm
No. of bedrooms	6
No. of bathrooms	4
Price	€ 9 000 000

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Nestled in the embrace of Opatija's coastal allure, a singular modern villa of stunning sea views stands sentinel on the coveted **first line to the sea**—an exclusive gem erected approximately 10 years ago.

This enclave enjoys an incomparably unique location, a mere 600-800 meters from the bustling heart of the town, ensuring a leisurely stroll to the center while maintaining proximity to all essential amenities, from quaint cafes to lively bars and convenient supermarkets.

This distinctive villa affords its fortunate occupants the luxury of maximum privacy, a rare blend of accessibility and seclusion.

With a total area extending to 350 square meters and an expansive land plot of 1250 square meters, the villa epitomizes contemporary living against the picturesque backdrop of the Opatija Lungomare—a splendid beach gracing the immediate vicinity of the residence.

The villa unfolds its opulence through two meticulously designed apartments, each boasting breathtaking open sea views

. The original planning manifests in Apartment 1, nestled on the ground floor, comprising an entrance area, two corridors, three resplendent bedrooms, two bathrooms, commodious wardrobes, a well-appointed kitchen and dining room, a living room bathed in natural light, and two loggias. This sumptuous haven encompasses a total living area of 127.94 square meters, complemented by storage rooms in the basement measuring a total of 45.64 square meters, culminating in an overall surface of 173.58 square meters.

Ascending to the 1st floor, Apartment 2 unveils itself with an entrance area, two corridors, three spacious bedrooms, two bathrooms, a kitchen and dining room, a luminous living room, and a loggia—embracing a total area of 122.71 square meters. Paired with storage rooms in the basement totaling 21.44 square meters, this sanctuary achieves a total surface area of 144.15 square meters.

The apartments, adorned with contemporary furnishings and fully equipped, present an enticing opportunity for rental, commanding a nightly rate of 680-700 euros during the high season.

The villa, a haven for those seeking the epitome of coastal living, boasts a suite of enviable features:

- A refreshing swimming pool surrounded by a sun-drenched deck
- A rejuvenating jacuzzi for moments of repose
- Panoramic glazing that captures the essence of the surrounding seascape
- A secure parking facility ensuring peace of mind
- Concierge services for seamless living
- Guardian services for added security and tranquility

Offered as an entirety, this property presents an ideal prospect for a discerning large family, inviting them to call this coastal retreat their own—an enduring testament to the confluence of luxury and exclusivity in Opatija.

Overall additional expenses borne by the Buyer of real estate in Croatia are around 7% of property cost in total,

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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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