

Villa

Opatija, Kvarner



Ref	RE-U-16142
Type	Villa
Region	Kvarner › Opatija
Location	Opatija
Front line	No
Sea view	Yes
Distance to sea	370 m
Floorspace	550 sqm
Plot size	400 sqm

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No. of bedrooms	7
No. of bathrooms	6
Price	€ 4 300 000

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Stunning villa in Opatija, one of the best in the region!!
Only 370 meters from the water!
Luxury villa of 550m² with a panoramic view of the sea + territory of 400m².

We offer for sale an oasis of Mediterranean luxury with 2 elegantly designed apartments with a view of the endless blue of the Kvarner Bay and another smaller apartment on the ground floor.

Apartment No.1: The magnificent penthouse apartment is decorated with absolute luxury with a total living area of 153 m². It offers 3 luxurious bathrooms with an indoor jacuzzi, a separate living room with a fireplace, a fully equipped kitchen with a dining room, a master bedroom with a large bathroom and a walk-in closet, and 2 additional bedrooms with a loft. The special feature of this apartment is the panoramic terrace of 20 square meters, accompanied by an outdoor jacuzzi and the most unforgettable view of the Adriatic and the Kvarner islands.

Apartment No.2.: This apartment was created as a space for relaxation with a total living area of 51 m². It consists of a living room and a kitchen with a dining room, a bedroom, a bathroom and a balcony with a beautiful view of the sea.

Apartment No 3. The total living area of this apartment is 40 m² (ideal for guests or personnel). It consists of a small kitchen with a dining room and a living room, a bedroom and a bathroom.

On the spacious garden, the swimming pool and the glass fence placed on the south side stand out. The villa is well built and luxuriously equipped, all built-in materials, floor and wall coverings are of the highest standards. - 10 cm thick facade stone wool - floor heating - heat pumps - premium aluminum carpentry. It is sold fully furnished with first-class furniture and appliances.

Certainly a beautiful property for a luxurious family life, but also suitable as an investment in the form of elite tourism.

This property is 370m from the sea as the crow flies, or 2.1km by car (about 4 minutes).

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.

Property advantages:

- Swimming pool
- Spa
- Floor heating
- Garden

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Price per m²:
7.818 €

Average price/m² of this type
in this region:
5.608 €

Median price/m² of this type
in this region:
4.125 €

Average price/m² of this type
in Croatia:
4.567 €

Median price/m² of this type
in Croatia:
3.950 €

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