

# Villa

Pobri, Opatija, Kvarner



<b>Ref</b>	RE-U-25914
<b>Type</b>	Villa
<b>Region</b>	Kvarner > Opatija
<b>Location</b>	Pobri, Opatija
<b>Front line</b>	No
<b>Sea view</b>	Yes
<b>Distance to sea</b>	700 m
<b>Floorspace</b>	500 sqm
<b>Plot size</b>	800 sqm
<b>No. of bedrooms</b>	8
<b>No. of bathrooms</b>	8
<b>Price</b>	€ 2 650 000

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Magnificent villa in Pobri, Opatija with stunning sea views!

A grand new villa of 500m<sup>2</sup> with panoramic views of the Adriatic sea and 2 rooftop swimming pools, set amidst an 800m<sup>2</sup> estate.

This newly constructed villa stands proudly in Pobri, a locale above Opatija, a charming town steeped in rich history and culture.

The uniqueness of this abode, aside from its modern architecture and impeccable room layout, lies in its 2 rooftop pools offering a splendid vista of the Kvarner Bay.

In essence, these are two connected semi-detached villas. The house, encompassing 6 bedrooms and totaling 500m<sup>2</sup>, spans 3 levels, exquisitely and contemporarily adorned.

**BASEMENT:** On one side, there's a playroom for children, a laundry room, and a storage area for seasonal items, etc. Also found here is a cellar awaiting adornment. On the other side of the villa is a garage for one car, a room adaptable for various purposes, and an additional storage space.

**GROUND FLOOR:** Comprising 2 kitchens, 2 living rooms with dining areas, and access to a terrace boasting a sea view. In one of the dining areas, there is a table that can be repurposed for billiards, facilitating recreation and amusement.

**FIRST FLOOR:** 6 bedrooms, each with its own bathroom and television, equipped with air conditioning.

The villa boasts a total of 8 terraces, all offering breathtaking views of the sea and the surroundings.

Built with precision and lavishly furnished, the villa features top-notch materials, flooring, and wall coverings adhering to the highest standards.

- Exterior thermal insulation with a 10cm layer of stone wool
- Underfloor heating – heat pumps
- Premium aluminum windows.

The property is sold fully furnished with first-class furniture and appliances.

The grounds are meticulously landscaped and adorned with Mediterranean flora.

Certainly a splendid property for luxurious family living, yet equally suitable as an investment for elite tourism.

Clean and orderly ownership.

This property is situated 700m in a straight line from the sea, approximately 3 km by car (around 7 minutes).

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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Price per m<sup>2</sup>:  
5300 €

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

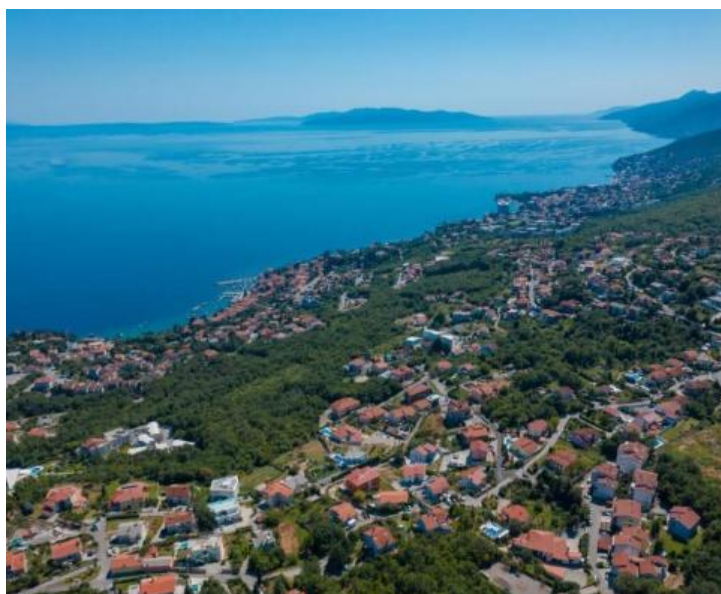
Median price/m<sup>2</sup> of this type  
in this region:  
4186 €

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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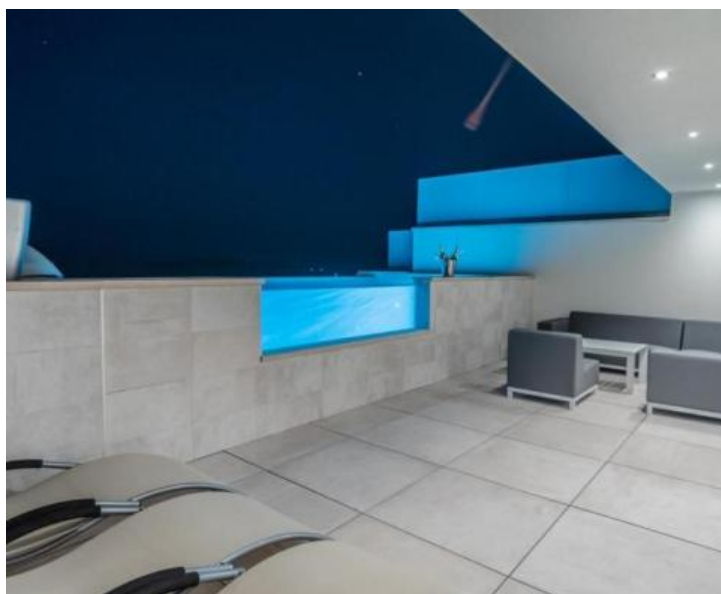
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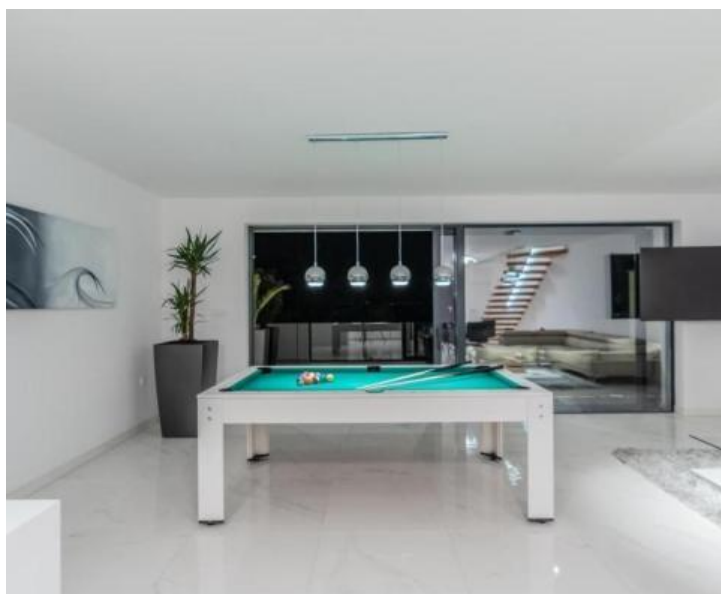
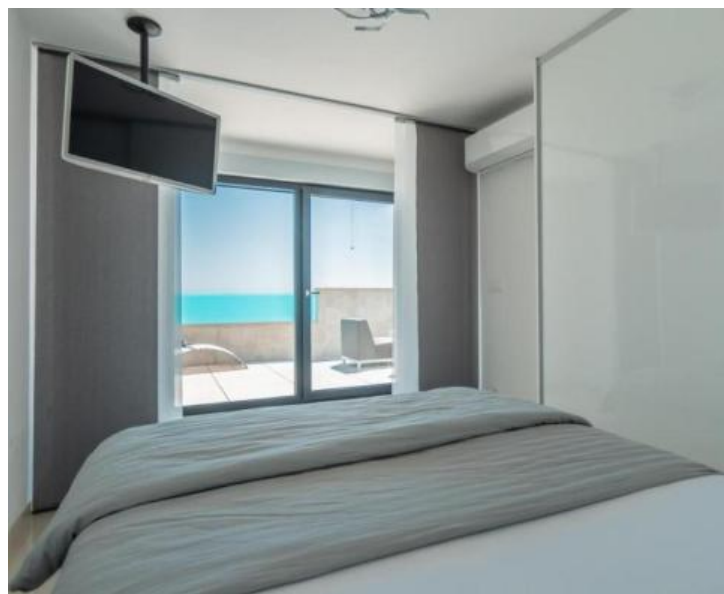
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