

Villa

Opatija, Kvarner



Ref	RE-U-28571
Type	Villa
Region	Kvarner > Opatija
Location	Opatija
Front line	No
Sea view	Yes
Distance to sea	200 m
Floorspace	242 sqm
No. of bedrooms	3
No. of bathrooms	6
Price	Price upon request

Villa

Opatija, Kvarner



Modernized villa within a gated new luxury complex with swimming pool, garage, concierge, wellness zone! Location is just 200 meters from the sea.

For sale is a unique spacious three-bedroom villa of 242m² with a swimming pool, sea view, and 3 parking spaces. This beautiful villa stands out for its hotel amenities, such as concierge service, reception, and wellness.

The villa is part of the well-known and truly distinctive project in the center of Opatija, consisting of two floors with an excellent layout. On the first floor, there is a large space with a kitchen, dining area, and living room, leading to a large private terrace with a 12m pool and garden. The outdoor space is ideal for gatherings and entertainment with a unique view of the center of Opatija, just a few minutes' walk from the villa.

A staircase leads to the upper floor, opening into a large hallway connecting three bedrooms with bathrooms that offer a sea view. On this floor, there is also a covered terrace, perfect for enjoying morning coffee with a beautiful sea view.

The ownership of the villa includes 3 parking spaces in the garage, and an additional convenience is the elevator that provides additional access to the space. The villa is equipped with underfloor heating throughout, with excellent insulation ensuring a comfortable temperature in any season.

The villa will have a well-designed garden with exotic greenery, ensuring privacy and comfort. It is located in the center of Opatija, close to all essential amenities and just a few minutes from the beach.

This luxury villa is a special opportunity, offering spaciousness, an excellent location, sea views, three bedrooms, and an impressive outdoor space for all-day gatherings. It is sold turnkey, meaning it comes with all installations and modern materials for windows, and the owner is left to furnish the space according to their taste. The expected completion date is May-September 2024.

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.

Opatija, Kvarner

