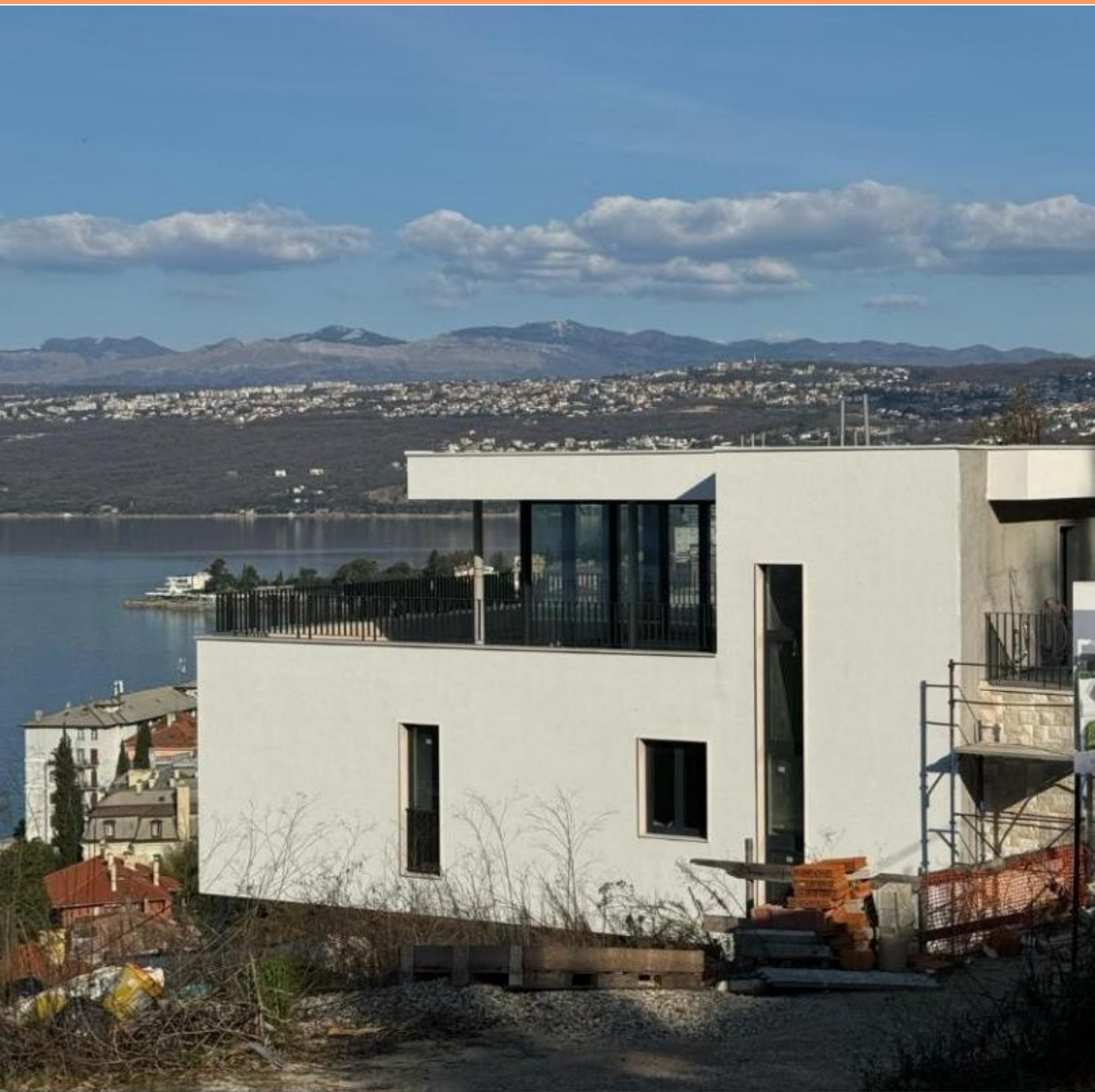


# Villa

## Opatija, Kvarner



**Ref**

**RE-AB-GS**

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# Villa

## Opatija, Kvarner



<b>Type</b>	Villa
<b>Region</b>	Kvarner › Opatija
<b>Location</b>	Opatija
<b>Front line</b>	No
<b>Sea view</b>	Yes
<b>Distance to sea</b>	200 m
<b>Floorspace</b>	300 sqm
<b>Plot size</b>	670 sqm
<b>No. of bedrooms</b>	4
<b>No. of bathrooms</b>	5
<b>Price</b>	€ 3 290 000

Magnificent new villa in Opatija centre, mere 200 meters from the sea!

The living area of this stunning property with swimming pool and panoramic glazing is 300m<sup>2</sup> and spreads over three floors.

The interior of the villa is divided into 3 zones: entertainment zone, living area and lounge zone.

The living area is located on the ground floor and first floor. The ground floor consists of a living room, kitchen, dining room decorated according to the open space concept, storage and bathroom with shower. Below is one additional room that can be a study, office, library or an additional bedroom. The living room is dominated by a large glass wall with electric opening that provides a panoramic view of the sea and Kvarner from the living room.

The outer part of the ground floor is dominated by a 30 m<sup>2</sup> pool with a counter-current swimming system and a sun deck. There is also a summer kitchen with outdoor dining zone. A large swimming pool on the ground floor and a smaller pool in the basement are connected by a waterfall created by a pool technology system that connects the two pools and allows water to constantly circulate in the waterfall.

On the first floor there is a master bedroom with bathroom and terrace, and next to it there are two more bedrooms, each with its own bathroom, one of which has its own terrace.

At the top of the villa there is a lounge area with a whirlpool that is thermo enclosed by glass walls and can be used in both summer and winter. The designer fireplace gives a special atmosphere in the winter months. In summer, this space can be an open terrace equipped with comfortable armchairs and a sofa. In this area there is also a separate bathroom, small kitchen-bar and sun deck.

In the basement of the villa there is an additional space equipped with an audio-visual system and a heating-cooling system which can be an entertainment space, a cinema hall, a wine cellar or a storage room/fitness lounge.

The villa has an integrated Smart home system KNX. Smart homes offer the following advantages over conventional homes: energy savings, remote space management and control, security, property value increase, comfort and lifestyle. All villa systems (heating-cooling, electrical system, audio-visual system, sensor alarm, video surveillance, smart home system, which systems cover all villa rooms) are integrated into one control source; KNX system.

The equipment of the villa and the installation itself will be from renowned Italian manufacturers - for example, the doors will be Barausse; electrical system, lamps and other Groppi and Viabizzuno; spins, showers, bathtubs REXA. Exterior joinery and glass walls - Heroal.

The villa has 4 parking spaces and a charging station for electric vehicles.

# Villa

## Opatija, Kvarner



This modern luxury villa that we offer for sale is located in fabulous Opatija, only 200 m air distance from the sea and the beach.

Located on a cascading terrain, on a plot of 670 m, the villa offers an enchanting view of the sea and the islands of Kvarner. The villa exudes elegance and harmonious interior and exterior.

The land plot is completely surrounded by a stone wall which provides peace, intimacy and shelter from prying eyes.

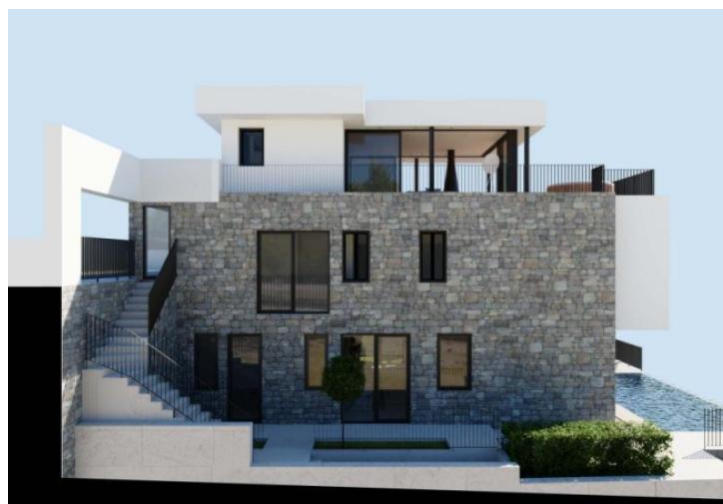
Construction is completed in early 2024.

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.



# Villa

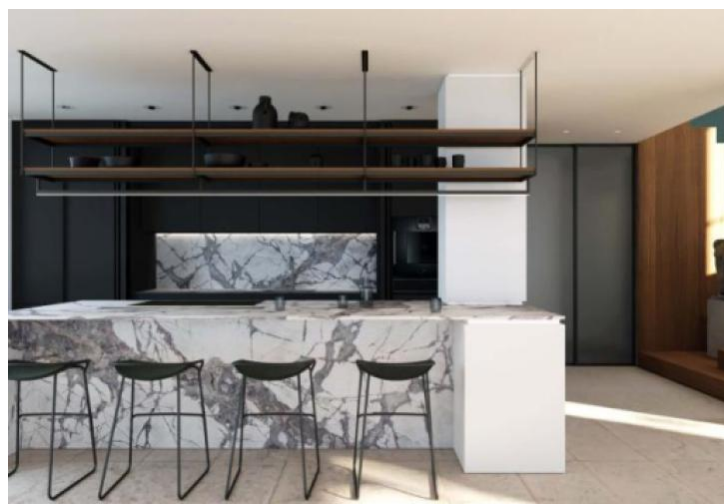
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# Villa

## Opatija, Kvarner

