

# Villa

## Veprinac, Opatija, Kvarner



|                        |                   |
|------------------------|-------------------|
| <b>Ref</b>             | RE-U-29865        |
| <b>Type</b>            | Villa             |
| <b>Region</b>          | Kvarner > Opatija |
| <b>Location</b>        | Veprinac, Opatija |
| <b>Front line</b>      | No                |
| <b>Sea view</b>        | Yes               |
| <b>Distance to sea</b> | 1000 m            |
| <b>Floorspace</b>      | 266 sqm           |
| <b>No. of bedrooms</b> | 5                 |

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**No. of bathrooms**

5

**Price**

€ 1 050 000

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Villa in Veprinac, Opatija with pool and beautiful sea views - only 1 km from the sea!

In an exclusive offer is a private villa with a swimming pool, featuring 5 bedrooms, sea views, parking, situated in a tranquil neighborhood surrounded by greenery.

This fantastic villa offers a comfortable stay for a large family, with the possibility of tourist rental since it consists of 5 bedrooms, each with a nice layout and access to a balcony or terrace, all very comfortably and warmly decorated.

Additionally, the villa boasts 5 nicely appointed bathrooms, providing complete privacy and convenience.

We highlight the beautiful main open space living area, ideal for various activities beyond just socializing, connected to a spacious dining area and kitchen. The entire space offers a stunning and unobstructed view of the Kvarner Bay, with the dining area leading out to a charming balcony that takes your breath away with its view. From the nicely furnished and fully equipped kitchen, there is access to the terrace with the swimming pool.

In addition to the main open space living area with the kitchen and dining room, the villa also features another separate living area with a kitchen and dining room, providing ample convenience.

The beautiful vegetation and tranquility, along with the birdsong and even more beautiful views of the Kvarner Bay, are truly the highlights of this private villa with a pool. Furthermore, we also emphasize the idyllic barbecue area next to the pool, perfect for social gatherings.

The villa comes with parking, including 2 garage spaces of 36 m<sup>2</sup> and 2 uncovered spaces.

This is a perfect opportunity to purchase a villa on the Opatija Riviera with stunning views, ideal for both comfortable living and tourist rental.

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.

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Price per m<sup>2</sup>:  
3947 €

Average price/m<sup>2</sup> of this type  
in this region:  
5630 €

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

Average price/m<sup>2</sup> of this type  
in Croatia:  
4700 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
3861 €

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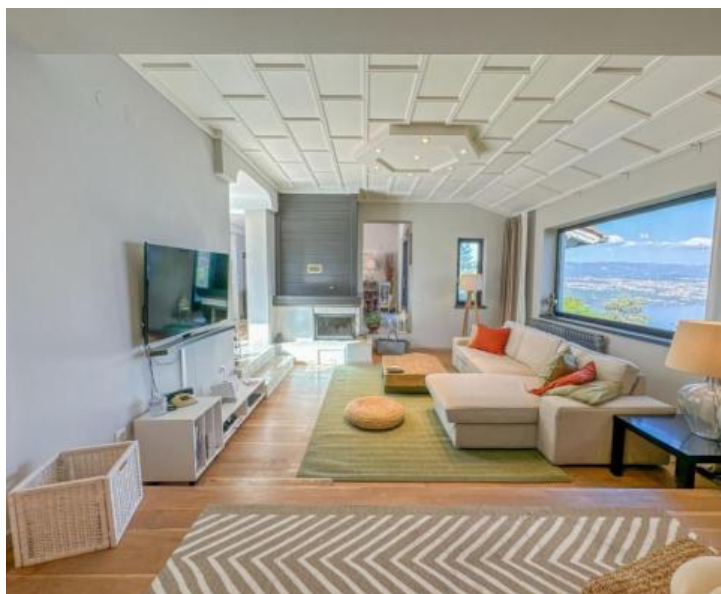
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