



**Ref** RE-U-34312

**Type** Villa

RegionKvarner → OpatijaLocationVeprinac,Opatija

Front lineNoSea viewYesDistance to sea1500 mFloorspace247 sqmPlot size550 sqm

No. of bedrooms 3
No. of bathrooms 3

**Price** € 860 000



Newly built villa in Opatija with a fantastic view of the sea, 1500 meters from the beach. Villa belongs to a new complex of several villas.

This stunning villa offers 247 m<sup>2</sup> of living space spread across three levels: the basement, ground floor, and first floor.

In the basement, you'll find a 36 m<sup>2</sup> fitness room, a 33 m<sup>2</sup> boiler room, a 6 m<sup>2</sup> pool equipment room, additional storage space, and a garage with room for three cars.

The ground floor features an open-plan design, with a spacious, sunlit living room illuminated by large glass walls. The luxurious, fully equipped kitchen is perfect for preparing gourmet meals, while the glass walls enhance the space by allowing plenty of natural light and seamless access to the villa's exterior. A guest toilet is also conveniently located on this level.

An internal staircase leads to the first floor, where there are three generously sized bedrooms, each with its own en-suite bathroom. One bedroom also features a beautiful terrace with stunning views of the sea.

The villa is surrounded by a meticulously landscaped garden spanning 550 m², which includes a unique 30 m² swimming pool with a sun deck. There are also two outdoor parking spaces next to the villa. The home is equipped with an advanced heating and cooling system, including air conditioning and underfloor heating powered by heat pumps. Only the highest quality materials were used in the construction and design, elevating the villa to a true luxury property.

Located just 1,500 meters from the sea and around 3 km from the nearest beach, this property offers an ideal blend of convenience and tranquility.

Additionally, the buyer is exempt from paying real estate sales tax, as VAT is included in the price. This villa is perfect for those seeking a luxury family home or a prime investment for rental purposes.

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.



Price per m² 3482 €

Average price/m² of this type in this region: 5739 €

Median price/m² of this type in this region: 4267 €

Average price/m² of this type in Croatia: 4353 € Median price/m² of this type in Croatia: 3865 €

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