

Villa

Veprinac, Opatija, Kvarner



Ref	RE-U-34311
Type	Villa
Region	Kvarner > Opatija
Location	Veprinac, Opatija
Front line	No
Sea view	Yes
Distance to sea	1500 m
Floorspace	269 sqm
Plot size	550 sqm
No. of bedrooms	3
No. of bathrooms	3
Price	€ 890 000

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We are delighted to offer this new semi-detached villa with stunning views, located near the enchanting town of Opatija, 1500 meters from the sea.

Overlooking the beautiful Kvarner Bay and nestled in a sheltered cove, this villa offers an unforgettable stay, blending high-quality construction with an unbeatable location.

Villa belongs to a small complex of several new built modern villas with swimming pools.

The villa boasts 269 m² of living space spread across the basement, ground floor, and first floor.

The ground floor features an open-plan design, where a bright and beautifully decorated living room welcomes you with plenty of natural light from large glass walls. The fully equipped, luxurious kitchen is perfect for preparing your favorite meals. The spacious design and the glass walls create a seamless flow between the indoor and outdoor spaces. On this floor, you'll also find a bedroom with its own private bathroom and a guest toilet.

The basement includes a 71 m² fitness room, a 10 m² boiler room, a pool engine room, a storage area, and a garage that accommodates two cars.

Heading upstairs, the first floor offers an additional cozy living room with a balcony, where you can enjoy breathtaking sea views. There are also two more comfortable bedrooms, each with its own bathroom.

The villa is set on a 550 m² landscaped garden, which features a unique 70 m² swimming pool and a sun deck for relaxing. Two more outdoor parking spaces are available next to the villa. Equipped with air conditioning, a heating and cooling system, and underfloor heating powered by heat pumps, this villa promises comfort all year round. Only the highest quality materials were used, giving the villa its luxurious status.

Located just 1,500 meters from the sea and about 3 km from the nearest beach, this property is ideal for those seeking a luxurious family home or a rental investment. Plus, the buyer is exempt from paying real estate sales tax, as VAT is included in the price.

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 m²:
3309 €

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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Tel: +385 91 357 3071 Viber, Whatsapp
info@adrionika.com
www.adrionika.com

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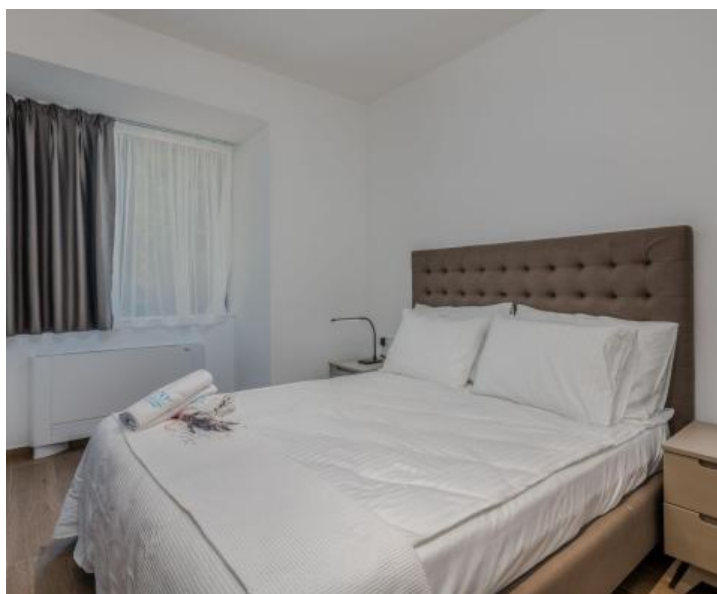
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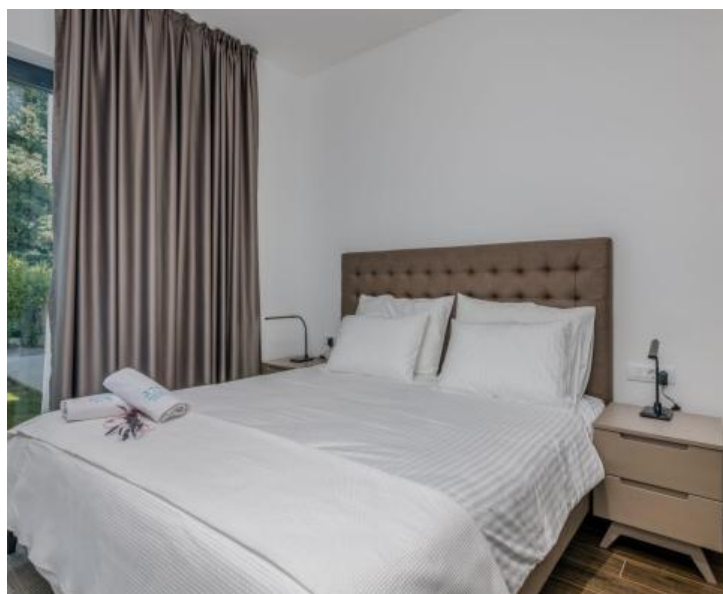
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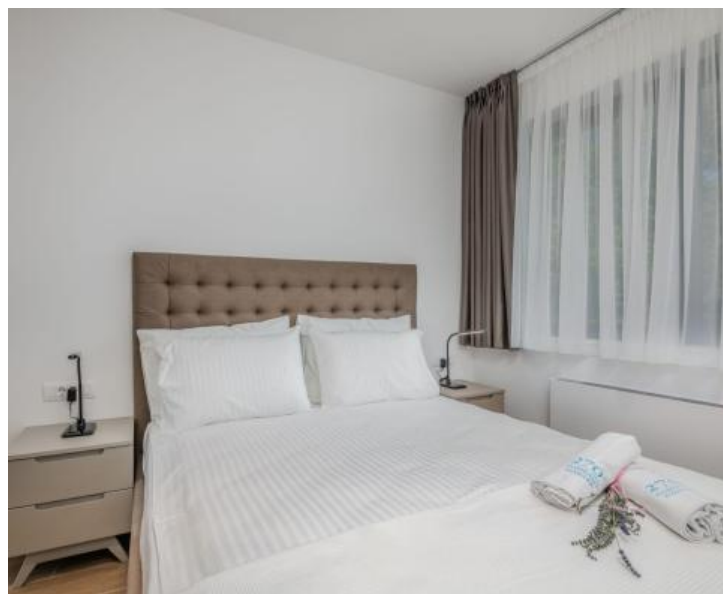
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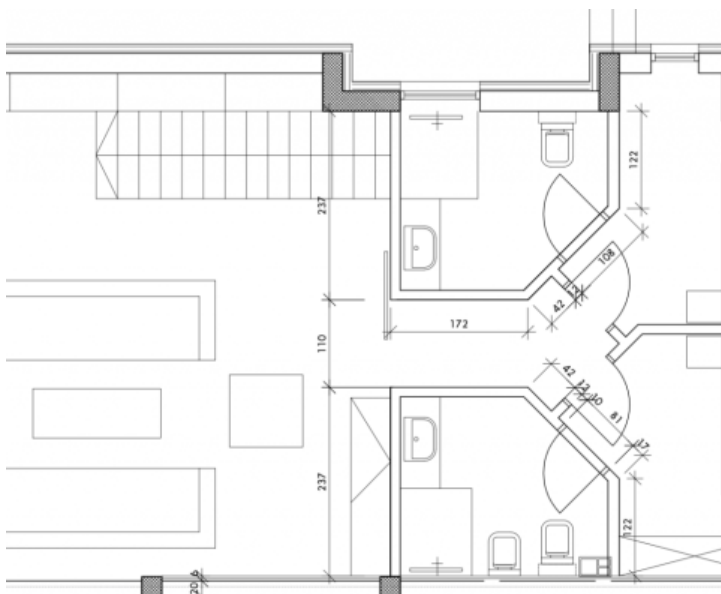
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