

# Villa

## Opatija, Kvarner



<b>Ref</b>	RE-U-34861
<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>	50 m
<b>Floorspace</b>	333 sqm
<b>Plot size</b>	633 sqm

Tel: +385 91 357 3071 Viber, Whatsapp  
[info@adrionika.com](mailto:info@adrionika.com)  
[www.adrionika.com](http://www.adrionika.com)

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<b>No. of bedrooms</b>	3
<b>No. of bathrooms</b>	3
<b>Price</b>	Price upon request

Allow us to present to you an exceedingly rare gem nestled in the heart of Opatija: an entire Austro-Hungarian villa of noble origin, standing but 90 meters from the glistening sea, with its own private grounds beside the renowned promenade -Lungomare.

This splendid villa, a relic from the age of empire, has preserved all the grandeur of its storied past. Its majestic facade retains each historical flourish, evoking memories of an illustrious era, while the original wooden windows and the stately Italianate roof, recently restored, stand as testament to its enduring elegance.

The residence itself is divided into two grand apartments:

1. **The First Apartment** – a two-level dwelling encompassing the entire ground and first floors. The ground level boasts spacious rooms, including a grand kitchen, hallway, entrance hall, drawing room, bathroom, and storage. Ascend to the first floor to find the private chambers: stately bedrooms, an additional bathroom, and balconies that open upon the tranquil gardens.
2. **The Second Apartment** – residing on the villa's second floor, this lofty suite is designed with the refined proportions and southern orientation befitting an aristocrat. With sweeping views of the sea and a magnificent balcony to match, this floor is also graced by a high attic, a space ripe for conversion, should its new lord or lady desire.

The residence offers approximately 333 square meters of living space, in addition to a lofty attic. The property is fully legalized and includes an elaborate survey of the estate.

The grounds of 633 square meters themselves are no less impressive. On the privatized land surrounding the villa, one finds ample room for leisure and repose: three dedicated parking spaces, and space enough for a pool, sun terrace, and shaded gazebo—a splendid retreat for friends and family gatherings.

Though this estate has withstood the test of time admirably, a few tasteful refinements would further elevate its charm. Its next steward may wish to apply a touch of modern polish to harmonize with the villa's ageless character.

Situated along the esteemed Marshal Tito Street, this villa lies but a stone's throw from the sea and the famous Lungomare promenade. Such an opportunity—to claim an entire villa in the heart of Opatija, with sea views even from the ground floor—is indeed a rarity.

For a closer look at this historic treasure, contact our agent with confidence. Consultations are available in German upon request.

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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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Average price/m<sup>2</sup> of this type  
in this region:  
5739 €

Median price/m<sup>2</sup> of this type  
in this region:  
4267 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
4353 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
3865 €



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