

Villa

Bregi, Kvarner



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|-------------------------|-------------------|
| Ref | RE-U-35344 |
| Type | Villa |
| Region | Kvarner › Opatija |
| Location | Bregi |
| Front line | No |
| Sea view | Yes |
| Distance to sea | 2500 m |
| Floorspace | 240 sqm |
| Plot size | 800 sqm |
| No. of bedrooms | 4 |
| No. of bathrooms | 3 |
| Price | € 1 150 000 |

Superb Villa of 240m² with Sea View, Pool, and Landscaped Grounds of 800m², for Sale over Opatija!

Located in Bregi, overlooking the stunning Opatija Riviera, this exquisite villa offers breathtaking views of the sea, surrounding landscape, Kvarner Bay, and nearby islands. Modernly designed and fully equipped, it caters to even the most discerning buyers. The fenced property provides ample space for safe and joyful play for children, ensuring a family-friendly environment.

The living room opens directly to a covered terrace in the garden, perfect for relaxing and enjoying outdoor meals. An outdoor barbecue area adds a touch of charm, ideal for preparing grilled dinners while soaking in the serene surroundings.

Prime Location:

The villa is a short drive from pristine beaches, with notable options including Opatija, Mošćenička Draga, and Medveja. Additionally, the nearby Učka Nature Park offers various outdoor activities and panoramic views of Istria on one side and Kvarner with its islands on the other.

Interior Layout:

The house spans two floors:

- **Ground Floor:** Features a spacious, sunlit living room, an open-concept kitchen with a dining area, a pantry, a bathroom, a laundry room, and a cozy bedroom.
- **First Floor:** Boasts two large master bedrooms, each with an ensuite bathroom, walk-in wardrobe, and private balcony offering tranquil sea views.
- **Attic:** Includes a gallery space, which can be customized for additional living or leisure purposes.

Features:

The villa is equipped with state-of-the-art amenities, including heat pumps and fan coil units, ensuring a modern and energy-efficient lifestyle.

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The **800m² landscaped garden** is adorned with Mediterranean plants and palm trees, creating a serene ambiance. The outdoor space also includes a beautiful swimming pool with a sun deck, a fireplace, and a dedicated children's play area.

Distances:

- **Airport (RJK):** 50 km
- **Nearest Neighbor:** 20 m
- **Shop:** 1.5 km
- **Closest Coast:** 2.5 km (Concrete beach)
- **Restaurant:** 1.5 km
- **Town Center (Opatija):** 5 km
- **Beach (Stone beach):** 2.5 km

This villa combines luxury, convenience, and natural beauty, making it a perfect choice for a tranquil yet connected lifestyle.

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:
4792 €

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

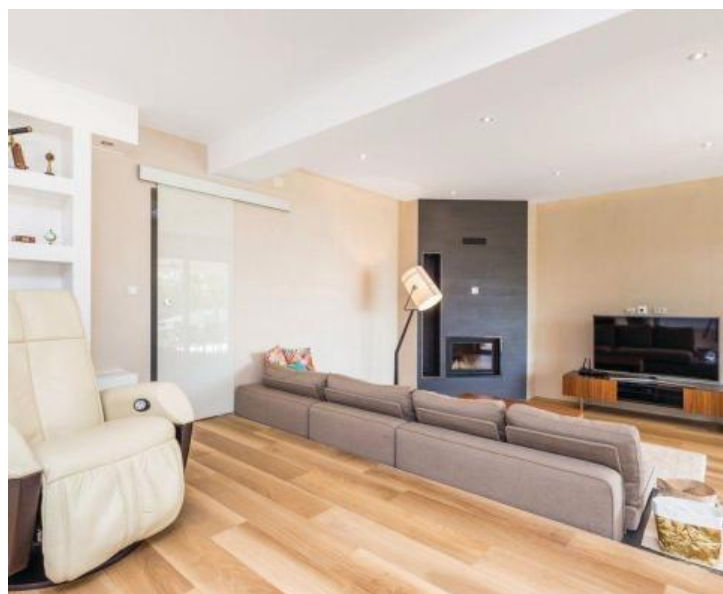
Median price/m² of this type
in this region:
4267 €

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

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

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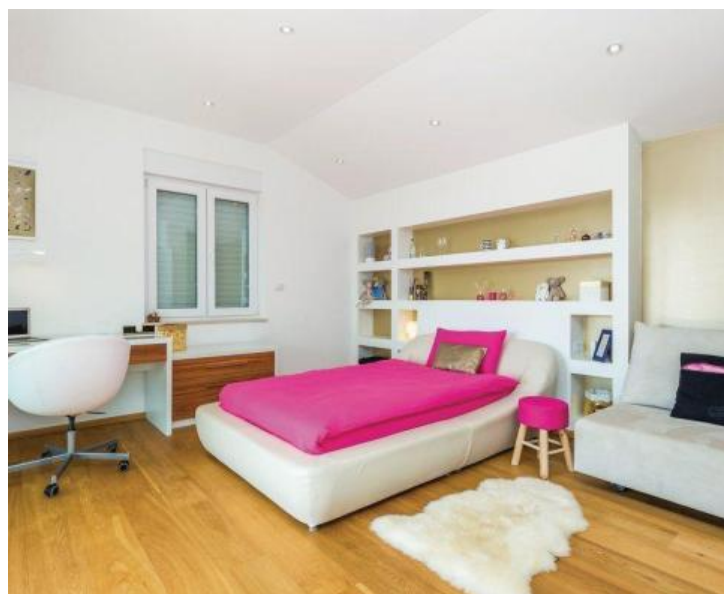
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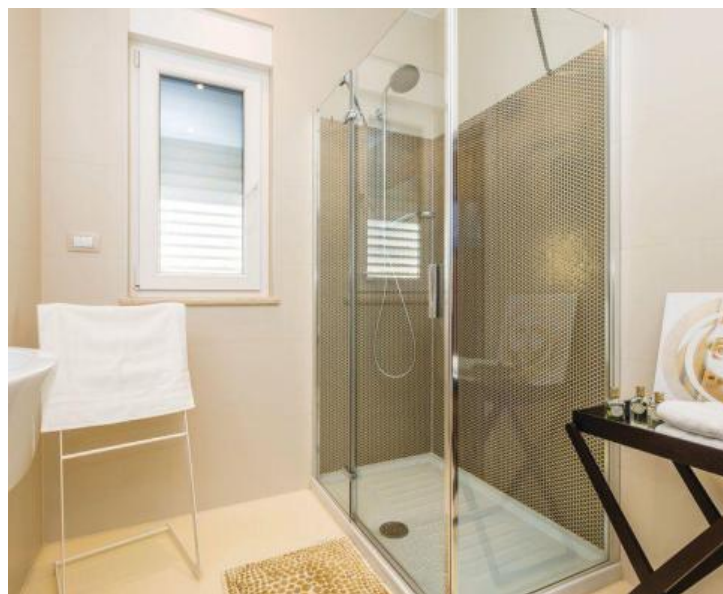
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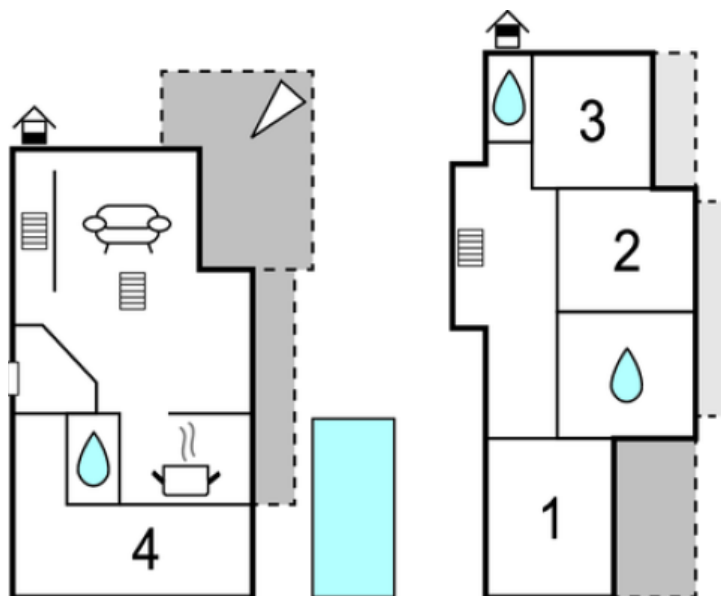
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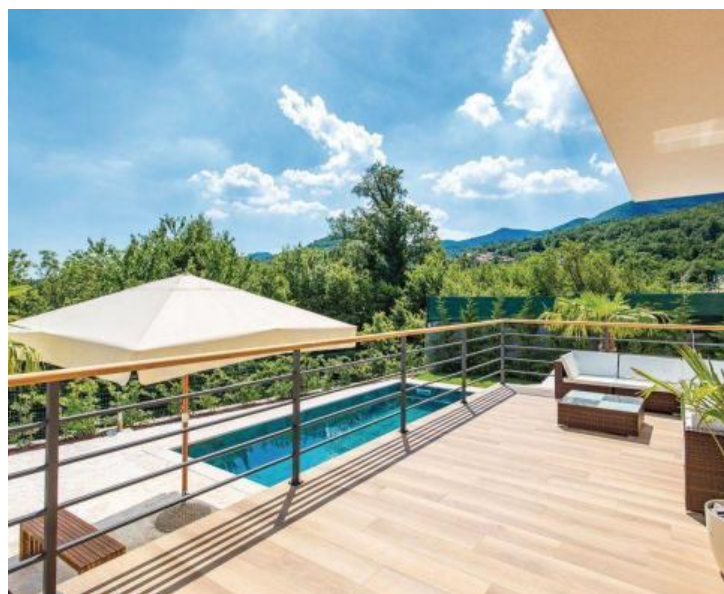
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