

# Villa

## Pobri, Kvarner



<b>Ref</b>	RE-U-37173
<b>Type</b>	Villa
<b>Region</b>	Kvarner > Opatija
<b>Location</b>	Pobri
<b>Front line</b>	No
<b>Sea view</b>	Yes
<b>Floorspace</b>	170 sqm
<b>Plot size</b>	700 sqm
<b>No. of bedrooms</b>	4
<b>No. of bathrooms</b>	2
<b>Price</b>	€ 1 000 000

# Villa

## Pobri, Kvarner



Villa of 170 sq.m. on 700 sq.m. land plot with pool in Pobri over Opatija!

The house is situated in a quiet and peaceful location while still being close to all essential amenities for a high-quality lifestyle. It is south-facing and offers a stunning sea view.

The property spans three levels— a ground floor and two upper floors— connected by both an internal and external staircase.

The ground floor features a garage and an additional boiler room tank. Both upper floors function as a duplex apartment, with the lower level comprising a living room and kitchen with access to a terrace, a storage room, and a bathroom, while the upper level houses three bedrooms.

Built to high standards, the villa boasts luxurious finishes, with top-quality materials used throughout. The flooring, wall coverings, and insulation (10 cm facade insulation) meet high-performance criteria. The property is equipped with a **heat pump heating system** and **high-quality aluminum joinery** for durability and energy efficiency.

The house is sold fully furnished with **premium furniture and appliances**. The beautifully landscaped and well-maintained garden features a **swimming pool** and a **garden house with a summer kitchen**, providing an ideal space for relaxation and entertainment.

This exceptional property is perfect for a luxurious family home or as a high-end investment for elite tourism.

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.

# Villa

## Pobri, Kvarner



Price per m<sup>2</sup>:  
5882 €

Average price/m<sup>2</sup> of this type  
in this region:  
5765 €

Median price/m<sup>2</sup> of this type  
in this region:  
4286 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
4354 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
3869 €

# Villa

Pobri, Kvarner



# Villa

Pobri, Kvarner



# Villa

Pobri, Kvarner



# Villa

Pobri, Kvarner



# Villa

Pobri, Kvarner





# Villa

Pobri, Kvarner



# Villa

Pobri, Kvarner



# Villa

## Pobri, Kvarner

