

# Villa

## Pobri, Kvarner



<b>Ref</b>	RE-U-37968
<b>Type</b>	Villa
<b>Region</b>	Kvarner > Opatija
<b>Location</b>	Pobri
<b>Front line</b>	No
<b>Sea view</b>	Yes
<b>Distance to sea</b>	2300 m
<b>Floorspace</b>	210 sqm
<b>No. of bedrooms</b>	5
<b>No. of bathrooms</b>	4
<b>Price</b>	€ 890 000

### Modern Twin Villa with Pool & Sea Views - Pobri, Opatija

Discover this stunning **modern twin villa** located in **Pobri, Opatija**, just **2 km from the Adriatic coast**. Offering **210 m<sup>2</sup> of luxurious living space**, this elegant home features a **private pool, spacious terraces, a beautifully landscaped garden, and a two-car garage**.

Set across **three levels**, this villa provides breathtaking **west-facing views**, ensuring **spectacular sunsets** and a serene atmosphere.

#### Key Features:

- **Total living space: 210 m<sup>2</sup>**
- **Bedrooms: 3 | Bathrooms: 4**
- **Private heated pool & sunbathing area**
- **Three large balconies (35 m<sup>2</sup>, 52 m<sup>2</sup>) + 22 m<sup>2</sup> terrace**
- **Spacious living & dining areas (70 m<sup>2</sup> + 35 m<sup>2</sup>)**
- **High-end kitchen with modern appliances**
- **Underfloor heating & air conditioning**
- **Two-car garage + private parking**
- **Secluded location, surrounded by nature**

#### Villa Layout & Amenities

##### Ground Floor:

- Additional living & dining area (35 m<sup>2</sup>) with direct access to the garden and terrace
- Fully equipped modern kitchen with:
  - Oven, dishwasher, ceramic cooktop
  - Microwave, freezer, coffee machine
- Comfortable bedroom with French bed
- Bathroom with shower

##### First Floor:

- Expansive open-plan living & dining area (70 m<sup>2</sup>)
  - Satellite TV, DVD player, wood-burning stove
  - Direct access to balcony, garden, and pool
- Elegant bedroom with en-suite bathroom
- Private balcony overlooking the pool and greenery

### **Second Floor:**

- Spacious master bedroom with a large balcony and stunning views
- Two additional bedrooms, one featuring twin beds
- Two modern bathrooms (shower or bathtub)

### **Outdoor Space & Extra Features**

- Private heated pool with sun loungers
- Landscaped garden, surrounded by lush greenery for complete privacy
- Three spacious balconies (35 m<sup>2</sup>, 52 m<sup>2</sup>) + 22 m<sup>2</sup> terrace
- Free high-speed Wi-Fi and laundry facilities
- Garage for two cars + additional parking space

### **Prime Location - Peace & Proximity**

- Just four minutes to Opatija, a prestigious Adriatic Riviera destination
- Complete privacy with no direct neighbors, surrounded by nature and tall trees
- Easy access to beaches, restaurants, and shops

This villa is a perfect opportunity for families seeking a luxurious and peaceful retreat near Opatija.

For more details or to schedule a viewing, contact us today. German-language consultations available.

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 m<sup>2</sup>:  
4238 €

Average price/m<sup>2</sup> of this type  
in this region:  
5760 €

Median price/m<sup>2</sup> of this type  
in this region:  
4333 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
4350 €

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

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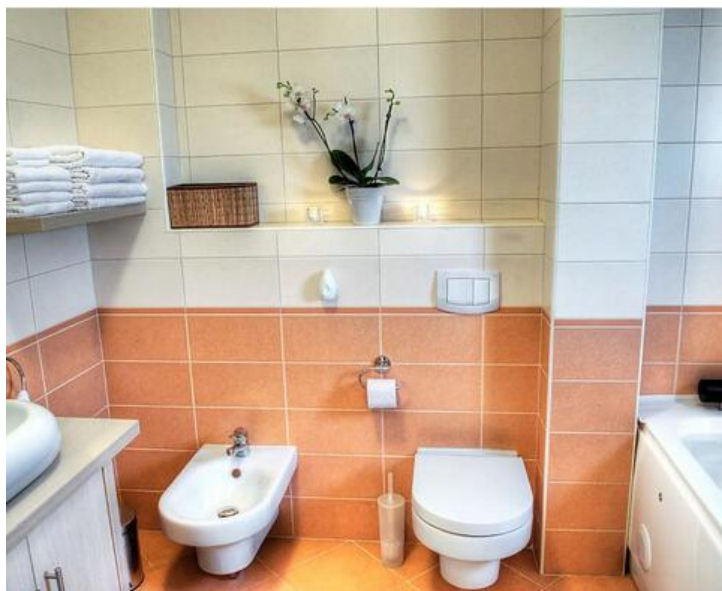
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