

House

Volosko, Kvarner



Ref	RE-U-36504
Type	House
Region	Kvarner › Opatija
Location	Volosko
Front line	No
Sea view	Yes
Distance to sea	220 m
Floorspace	360 sqm
Plot size	750 sqm

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No. of bedrooms	6
No. of bathrooms	2
Price	Price upon request

Unique Property in Volosko, Opatija with Stunning Sea Views!

Located in a peaceful residential area just minutes from the sea and 200 meters from the beach, this exceptional villa of 360 sq.m. on a land plot of 750 sq.m. in Volosko is surrounded by a beautifully landscaped Mediterranean garden, offering breathtaking panoramic sea views.

Architecturally impressive, the villa spans three floors with two split levels, ensuring a perfect layout for comfortable family living and relaxation.

Lower Level:

- Indoor pool with direct access to a spacious terrace, perfect for entertaining and barbecues.
- Shower and restroom next to the pool.
- Boiler room and additional storage for convenience.

Ground Floor & Split Levels:

- Main entrance leads into an elegant hallway opening to a spacious living room.
- Features a cozy fireplace, TV area, dining space, and a modern kitchen.
- South-facing orientation allows plenty of natural light and uninterrupted sea views.
- The living area opens to a terrace, which connects to the garden and pool via an external staircase.

Bedrooms:

- First split level offers two bedrooms, ideal for guests or children.
- The next level includes three spacious bedrooms and a bathroom with a hydromassage tub.

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- The top attic level is transformed into a luxurious apartment with a bedroom, living room, bathroom, and balcony overlooking the sea.

Additional Features:

- Ground-floor garage connected internally to the main living space.
- Underfloor heating and air conditioning throughout for year-round comfort.
- Spacious, fenced property with two entrances and parking for multiple vehicles.
- A perfect blend of privacy and luxury, offering tranquility while being close to all amenities and the stunning Adriatic coast.

For viewings, contact us with confidence—consultations in German 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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Average price/m² of this type
in this region:
2666 €

Median price/m² of this type
in this region:
2288 €

Average price/m² of this type
in Croatia:
2884 €

Median price/m² of this type
in Croatia:
2589 €

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