

Villa

Opatija, Kvarner



Ref	RE-U-30394
Type	Villa
Region	Kvarner > Opatija
Location	Opatija
Front line	No
Sea view	Yes
Distance to sea	150 m
Floorspace	500 sqm
Plot size	900 sqm
No. of bedrooms	12
No. of bathrooms	10
Price	€ 2 950 000

OPATIJA - Stunning Villa Just 150m from the Sea! 500m² Living Space + 900m² Landscaped Garden!

Located in a peaceful and quiet area, yet close to all essential amenities, this villa offers a perfect blend of privacy, comfort, and convenience. Positioned just 150 meters from the sea, it provides breathtaking panoramic views of Kvarner Bay thanks to its south-facing orientation and floor-to-ceiling glass windows on all southern rooms.

Property Layout:

The villa spans three levels, connected by an external staircase:

- Ground Floor – A fully equipped apartment featuring a living room, kitchen, bathroom, and two bedrooms
- First Floor – Another spacious apartment with a living room, kitchen, bathroom, and bedroom
- Second Floor (Penthouse) – A luxurious penthouse-style unit with a living room, kitchen, bathroom, and bedrooms

Key Features:

- ✓ Open, panoramic sea views from every level
- ✓ Beautifully landscaped 900m² garden
- ✓ Prime location – only a 1-minute walk to the sea
- ✓ Ideal for family living or high-end rental investment
- ✓ Clear ownership documentation

This exceptional villa offers an unbeatable location, stunning views, and great potential for luxury living or elite tourism investment. A rare opportunity in one of Opatija's most sought-after areas!

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:
5900 €

Average price/m² of this type
in this region:
5765 €

Median price/m² of this type
in this region:
4286 €

Average price/m² of this type
in Croatia:
4347 €

Median price/m² of this type
in Croatia:
3857 €

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