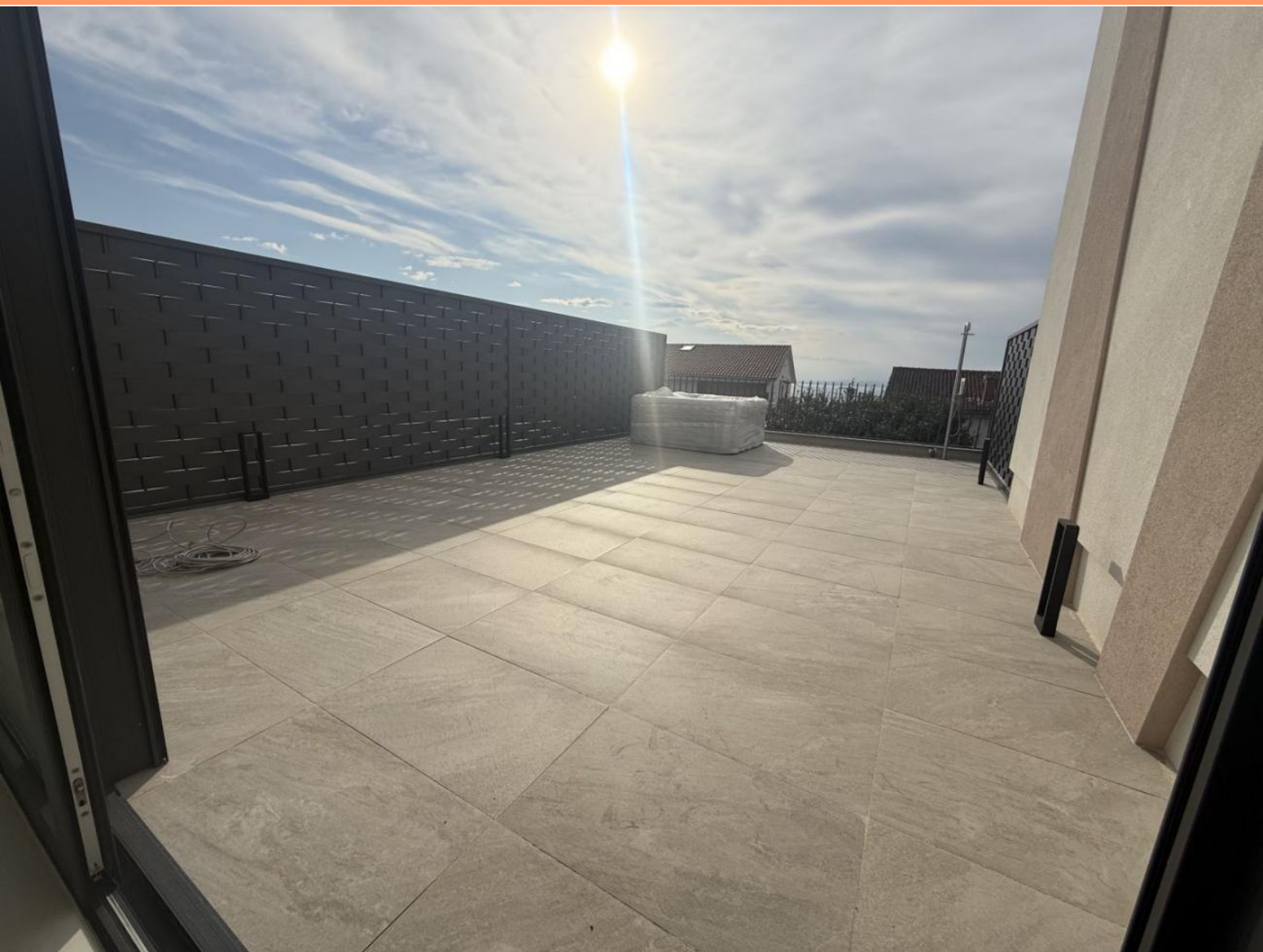


# Villa

## Pobri, Kvarner



<b>Ref</b>	RE-U-38435
<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>	1000 m
<b>Floorspace</b>	172 sqm
<b>Plot size</b>	65 sqm

# Villa

## Pobri, Kvarner



<b>No. of bedrooms</b>	3
<b>No. of bathrooms</b>	3
<b>Price</b>	€ 720 000

A wonderful new project is available in the vicinity of Opatija, in Pobri. It consists of two residential buildings, each housing three villas in a row.

Currently under construction in a beautiful and peaceful location with a sea view, the project is just 1000 meters from the nearest beach.

Each villa is unique, offering a distinctive design and layout. Completion is expected by the end of 2024 or early 2025.

Each 172 m<sup>2</sup> villa comes with a 65 m<sup>2</sup> garden and will be equipped with top-quality features, including a heat pump on the roof for underfloor heating on all floors, a multi-split heating and cooling system from Daikin, oak three-layer parquet in the bedrooms, and first-class ceramics in other rooms. Sanitary ware and fittings will be from Villeroy & Boch/Grohe, while anthracite-colored aluminum/PVC carpentry will enhance the aesthetics. Preparation for a solar power plant, a 200x200 massage pool, energy efficiency rated A, and a sauna in villas with a wellness area are also included.

Sample Villa Lana spans two floors. The ground floor features a spacious open-plan living room with a kitchen and dining area, a hallway, a bedroom with an en-suite bathroom and walk-in wardrobe, and a separate toilet. The first floor includes two bedrooms, each with its own bathroom and dressing room, a wellness area, a hallway, and a south-facing terrace with a sea view. The villa also comes with two parking spaces and a private garden with a swimming pool. This is a truly special and distinctive property, highly recommended by agents who can provide additional details and floor plans.

Opatija, a stunning coastal town on the Adriatic Sea, is a popular destination for visitors from around the world. Nestled at the foot of the Učka mountain, it is surrounded by beautiful landscapes and offers breathtaking views of the sea and the nearby islands of Krk and Cres. The area is home to charming small towns with historic streets lined with old houses. Opatija itself is known for its unique architectural style, with villas dating back to the Habsburg era. A variety of beaches, crystal-clear waters, and excellent tourist services make it a sought-after location, widely recognized as a prime investment opportunity.

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>:  
4186 €

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:  
4352 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
3868 €

# Villa

Pobri, Kvarner



Tel: +385 91 357 3071 Viber, Whatsapp  
info@adrionika.com  
www.adrionika.com

# Villa

Pobri, Kvarner



Tel: +385 91 357 3071 Viber, Whatsapp  
[info@adrionika.com](mailto:info@adrionika.com)  
[www.adrionika.com](http://www.adrionika.com)

# Villa

## Pobri, Kvarner



# Villa

## Pobri, Kvarner

