

# Villa

## Opatija, Kvarner



<b>Ref</b>	RE-U-31690
<b>Type</b>	Villa
<b>Region</b>	Kvarner > Opatija
<b>Location</b>	Opatija
<b>Front line</b>	No
<b>Sea view</b>	Yes
<b>Distance to sea</b>	3000 m
<b>Floorspace</b>	255 sqm
<b>Plot size</b>	603 sqm
<b>No. of bedrooms</b>	3
<b>No. of bathrooms</b>	4
<b>Price</b>	€ 1 500 000

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Modern irrational villa in Bregi, Opatija!

Fabulous sea views are opening from the villa, they are worth buying your ticket from Glasgow to Croatia!  
Total area is 255 sq.m. Land plot is 603 sq.m.

Villa consists of a basement, ground floor and first floor.

There is an exercise area on the ground floor.

The ground floor consists of a studio apartment with a kitchen, living room, two bedrooms and a bathroom.

The first floor consists of a living room with a dining room and a kitchen combined in an open concept space.

There is also one bedroom with a bathroom.

In the courtyard of the villa there is a parking lot, a playground for children, a swimming pool with a sunbathing area and a barbecue.

An ideal property for family life or as an investment in an already established tourist rental business.

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>:  
5882 €

Average price/m<sup>2</sup> of this type  
in this region:  
5779 €

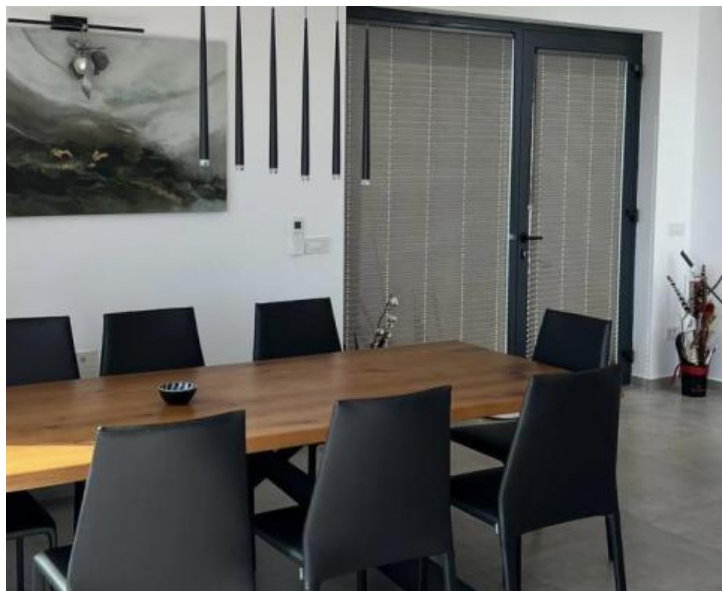
Median price/m<sup>2</sup> of this type  
in this region:  
4333 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
4345 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
3846 €

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