

Villa

Opatija, Kvarner



Ref	RE-AB-O10
Type	Villa
Region	Kvarner > Opatija
Location	Opatija
Front line	Yes
Sea view	Yes
Distance to sea	5 m
Floorspace	460 sqm
Plot size	2600 sqm
No. of bedrooms	12
No. of bathrooms	12
Price	€ 9 000 000

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A grand Austro-Hungarian villa stands proudly on the **1st line to the sea** on Opatija riviera, an embodiment of historical charm dating back to its original construction in 1904.

This architectural gem, nestled in the heart of the Opatija coastline, spans 450 square meters and commands a land plot of 2600 square meters, making it a revered historical pearl of the region.

This carefully renovated centennial beauty is a testament to its enduring allure, situated in a lushly decorated garden that borders the sea, providing a private passage to Lundomare. This stylish neo-Italian villa of gorgeous 460sq.m. unfolds its splendor, offering 12 bedrooms and 12 bathrooms alongside communal spaces, balconies, and terraces. Its versatile design opens the door for it to serve as an exclusive private residence or a charming mini-hotel.

The villa's merits are as expansive as its breathtaking sea views. Embraced by a beautiful park, it offers a parking area accommodating 2-3 cars, characterized by high ceilings, spacious interiors adorned with a chimney, and a stylish renovation that breathes life into every corner. The equipped kitchen, wine cellar, and a comprehensive set of furnishings and equipment add to the villa's allure.

Enriching the ambiance are special architectural elements that elevate this villa to the status of a true gem in our frontline collection. It stands as a testament to a bygone era, where historic elegance intertwines with modern comfort, creating a haven that beckons as a residence or beckons to be a cherished mini-hotel along the scenic Opatija coastline which reminds of Monaco and Cote d'Azur.

The photo is provided for illustrative purpose only.

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:
19565 €

Average price/m² of this type
in this region:
15993 €

Median price/m² of this type
in this region:
12500 €

Average price/m² of this type
in Croatia:
7998 €

Median price/m² of this type
in Croatia:
6667 €

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