

Villa

Opatija, Kvarner



Ref

RE-AB-03

Type

Villa

Region

Kvarner > Opatija

Location

Opatija

Front line

Yes

Sea view

Yes

Villa

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Distance to sea	5 m
Floorspace	990 sqm
Plot size	1820 sqm
No. of bedrooms	8
No. of bathrooms	9
Price	€ 6 000 000

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Presenting an exquisite contemporary waterfront marvel, this new modern villa graces the outskirts of Opatija, standing proudly as a testament to ultramodern architecture and unparalleled elegance. The villa, situated on the first line, offers a panorama of stunning sea views, elevating the experience of coastal living.

A symphony of luxury and innovation, this resplendent villa is not merely a residence; it is a canvas for opulence. Possessing the versatility to serve as a 5-star luxury waterfront family villa or a boutique hotel, its design allows for customization, offering the discerning owner the chance to imprint their vision on the project.

This exclusive offering extends to a building plot boasting a permit for this singular villa, perfectly poised at the water's edge. With a net internal space of 990 square meters within the villa and an additional 188 square meters of outdoor space comprising terraces, the property seamlessly integrates indoor and outdoor living.

The land plot, sprawling across 1820 square meters, provides a canvas for a luxurious dream home, affording an opportunity to revel in comfort and elegance against the backdrop of the Adriatic Sea. The villa, meticulously planned, features 8 bedrooms, 9 bathrooms, 5 garage spaces, spacious salons, and enchanting terraces that embrace the sea. A tempting pool completes the allure, inviting leisure amid the splendor of coastal vistas.

Beyond its enviable seafront location, this property beckons with proximity to the charming amenities of Opatija, including restaurants and scenic promenades. Renowned for its natural beauty, Opatija sets the stage for a life of tranquility and refinement.

This unique villa, adorned with a coveted building permit, emerges as a rare gem in the real estate landscape—an unmissable opportunity to realize dreams and aspirations. Priced at 6 million euros for a turn-key solution, this investment promises not just a residence but an indulgence in the luxury, privacy, and breathtaking surroundings that define this slice of Adriatic paradise.

Photo is provided for illustrative purposes 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:
6061 €

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:
7968 €

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

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