

# Villa

## Opatija, Kvarner



<b>Ref</b>	RE-AB06
<b>Type</b>	Villa
<b>Region</b>	Kvarner › Opatija
<b>Location</b>	Opatija
<b>Front line</b>	Yes
<b>Sea view</b>	Yes
<b>Distance to sea</b>	10 m
<b>Floorspace</b>	800 sqm
<b>Plot size</b>	1650 sqm
<b>Price</b>	€ 10 000 000

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Presenting an extraordinary 1st line villa poised gracefully above the sea and Opatija's enchanting promenade, this property encapsulates the epitome of coastal living.

Offering the unique privilege of potential mooring right in front of the villa, it is surrounded by a captivating Mediterranean garden, a testament to nature's artistry. The panoramic vistas of the sea unfold in astonishing beauty, creating a visual symphony that harmonizes with the gentle lull of the waves.

With a total surface spanning approximately 800 square meters across three floors, this villa unfolds its splendor with a design that seamlessly merges form and function. Each level reveals a salon with a kitchen, accompanied by three to four bedrooms, each adorned with its own bathroom. The expanse of terraces on every level beckons to indulge in the breathtaking views that stretch beyond the horizon.

The generous land plot, encompassing around 1650 square meters, provides ample space for the realization of a sizable swimming pool, inviting moments of leisure in the embrace of this coastal sanctuary.

In its current state, the villa stands in commendable condition, yet the prospect of transformation into a truly luxurious 5-star haven awaits. With an envisioned investment ranging from 500,000 to 1 million euros, the potential for refinement is vast, promising a residence that transcends into the realm of opulence.

This property is more than a mere dwelling; it is an invitation to a lifestyle graced by the sea's proximity, the allure of a Mediterranean haven, and seamless connectivity to all the amenities Opatija has to offer. Highly recommended for a personal visit, as this villa stands poised to become a cherished abode where the rhythms of the sea resonate with refined living.

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 m<sup>2</sup>:  
12500 €

Average price/m<sup>2</sup> of this type  
in this region:  
15993 €

Median price/m<sup>2</sup> of this type  
in this region:  
12500 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
7957 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
6667 €

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