

Villa

Opatija, Kvarner



Ref	RE-U-26919
Type	Villa
Region	Kvarner > Opatija
Location	Opatija
Front line	No
Sea view	Yes
Distance to sea	200 m
Floorspace	250 sqm
No. of bedrooms	3

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No. of bathrooms

2

Price

Price upon request

Exclusive penthouse with exceptional sea views, swimming pool and garage in Opatija, 200 meters from the sea and Lungomare only.

Behold an expansive penthouse spanning 250 square meters, featuring three refined bedrooms that strike a harmonious chord between opulence and sophisticated design. Nestled in the heart of Opatija atop a compelling new edifice, this residence guarantees absolute seclusion. The capacious living room seamlessly integrates with a contemporary kitchen, fashioning a delightful and expansive haven for both repose and entertainment. Two separate bathrooms enhance the convenience of this luxurious abode, adorned with materials of the utmost quality.

The crowning jewel of this penthouse is an awe-inspiring terrace, encompassing a generous 51 square meters, captivating onlookers with its panoramic seascape vistas—a haven for serene relaxation and sunset contemplation. Adding to its allure, the building features a private garage, inclusive of two reserved parking spaces and supplementary storage, catering to every conceivable need.

A distinctive feature of this penthouse lies in its access to a communal heated rooftop swimming pool, affording panoramic views of Opatija's center and the vast expanse of the sea. Plans are in motion for the addition of a rooftop swimming pool, promising an elevated level of luxury.

Boasting an optimal locale in the heart of Opatija, a mere minute's stroll from the sea and the enchanting Lungomare promenade, this penthouse stands as the quintessential abode to relish the city's unparalleled beauty.

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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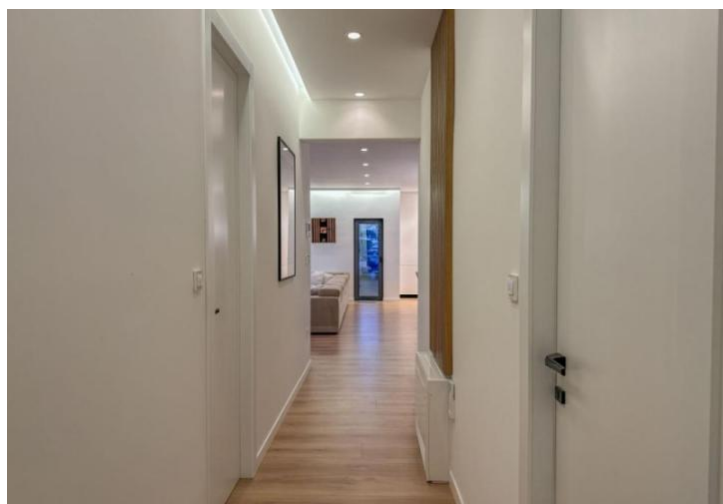
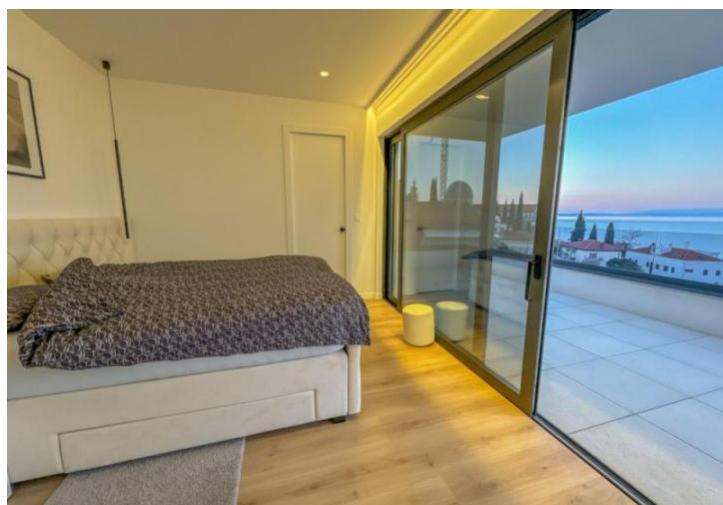
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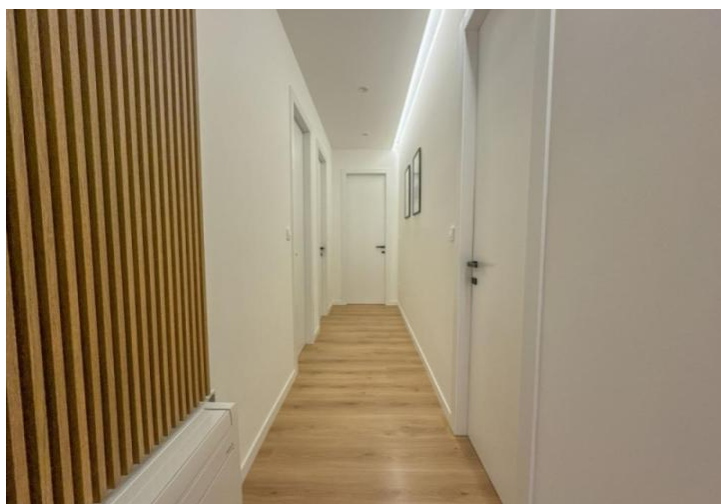
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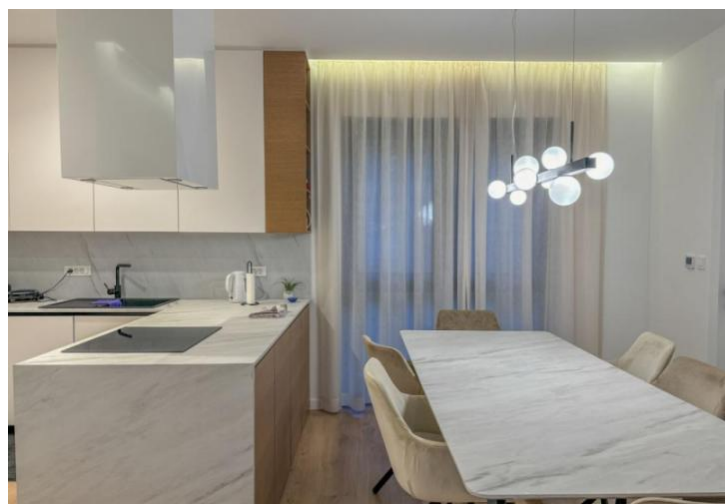
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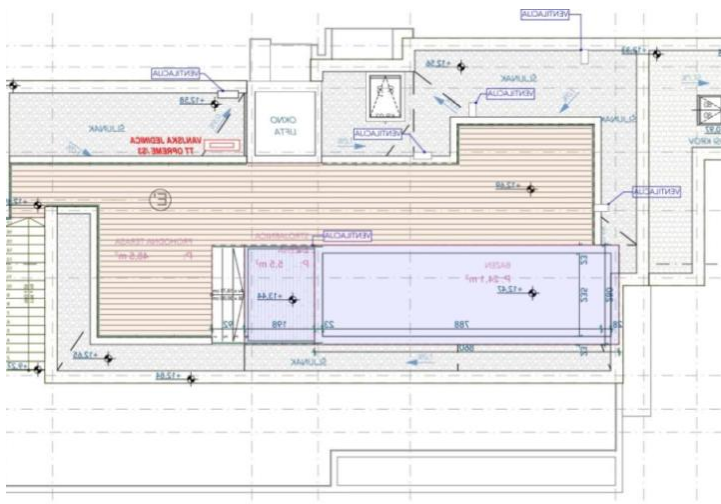
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12 - Kupaonica 3	4,40 m2	=	
14 - Zoba 3	12,98 m2	=	
13 - Kupaonica 2	3,70 m2	=	
12 - Zoba 2	19,77 m2	=	
11 - Kupaonica 1	2,83 m2	=	
10 - Garderoba	4,82 m2	=	
9 - Zoba 1	13,80 m2	=	
8 - WC	2,41 m2	=	
7 - Hodnik	7,25 m2	=	
6 - Neovisni balkon i terasa	1,99 m2	=	
5 - Ograda	22,82 m2	=	
3 - Kupaonica sa dnevnom poravkom i plavim podom	183,87 m2	=	
<hr/>			
29 - Stambena - pos. 20 m2		=	
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Prizemlje:			
Ispod razine podruma stambeno poslovne zgrade:			
U jeznom okolišu stambeno poslovne zgrade - u razini podruma i			
Pomoćna stambena:			
19 - Parking mjesto 6	12,70 m2	=	
14 - Parking mjesto 1	18,33 m2	=	
6 - Stambeno	2,78 m2	=	
2 - Prostor za vještaj	7,73 m2	=	
Potrum:			
Stambeno poslovna zgrada:			
Pripadaci stanu 3:			
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Ukupno	183,87 m2	=	