

Villa

Pobri, Kvarner



Ref	RE-U-22740
Type	Villa
Region	Kvarner > Opatija
Location	Pobri
Front line	No
Sea view	Yes
Distance to sea	2000 m
Floorspace	366 sqm
Plot size	878 sqm

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No. of bedrooms	5
No. of bathrooms	4
Price	€ 730 000

Old price is 810 000 eur new price is 730 000 eur!

Allow me to introduce to you a captivating Mediterranean residence with an unparalleled vista of the Kvarner Bay and its islands, nestled proximate to the heart of Opatija and the azure expanse of the sea! This sprawling abode, encompassing 366.90 m², stands as a veritable family haven featuring 5 bedrooms, a spacious living room, a kitchen replete with a dining area, and 3 bathrooms, being located only 2 km from the sea.

The basement unveils a commodious kitchen, a storage alcove housing a toilet, and a shower with access to an enchanting terrace overlooking the sea. Here, an inviting summer kitchen, resembling a tavern, and an expansive outdoor grill add to the allure. Ascending internal stairs lead to the upper ground floor, where a living room, a bedroom with an en-suite bathroom, another bathroom, and a study/bedroom reside. Two splendid terraces afford panoramic views of the sea and mountains.

Continuing the ascent to the 1st floor, connected by an internal staircase, reveals 3 bedrooms and a capacious bathroom boasting a sauna, separate toilet, shower, and a laundry area. A capacious enclosed terrace at the rear doubles as a studio or potential winter garden, with a staircase descending to the meticulously landscaped garden, providing yet another vantage point for savoring the sea views. A tastefully adorned attic space graces the lofty apex.

Significantly, oil-fired central heating permeates the entire abode, with the tank having been replaced two years hence. Rooms adorned with ceramics boast the added luxury of underfloor heating. Embraced by verdant surroundings, the residence is ensconced on a picturesque 878m² plot. A leisurely 15-minute stroll leads to the sea, while a mere 4-minute drive brings you to the beach.

Positioned along a local road, the residence imparts a sense of excellent connectivity. An ideal haven for those seeking a tranquil coastal existence, with all the amenities Opatija has to offer in close proximity. The entrance to the famed Carmen Sylve forest promenade lies in immediate proximity, offering a novel perspective of Opatija. This sylvan oasis, captivating strollers daily, invites exploration of intriguing locales, particularly conducive for children and pets.

Furthermore, the house features a garage accommodating two vehicles. Having undergone adaptation a few years ago, the property boasts a new roof, facade, and modern carpentry. Exemplifying a modern and functional abode, it awaits the personal touch of its future owner, being sold unfurnished. Do not let slip this opportunity to claim ownership of this splendid property and relish the coastal lifestyle!

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:
1995 €

Average price/m² of this type
in this region:
5765 €

Median price/m² of this type
in this region:
4286 €

Average price/m² of this type
in Croatia:
4350 €

Median price/m² of this type
in Croatia:
3866 €

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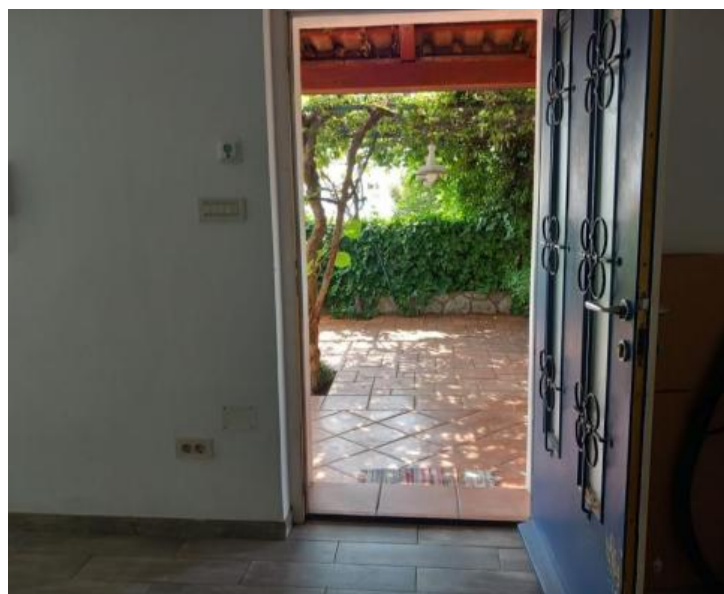
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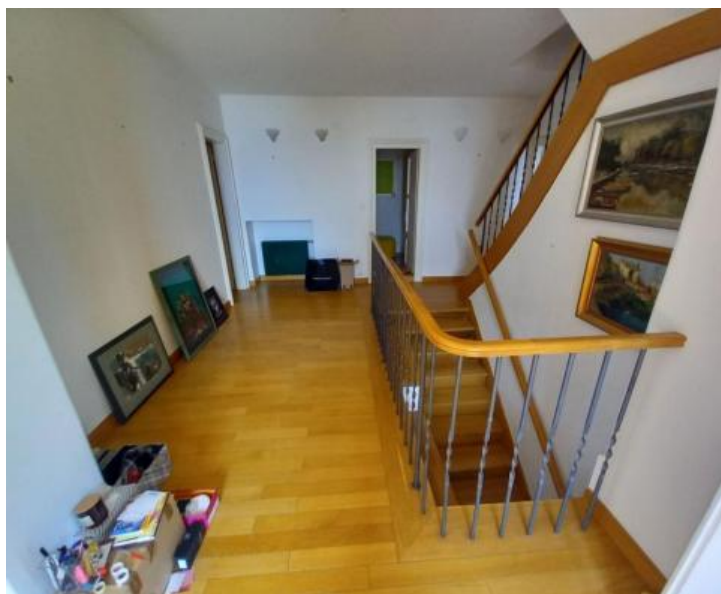
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