

# Villa

## Opatija , Kvarner



<b>Ref</b>	RE-U-28817
<b>Type</b>	Villa
<b>Region</b>	Kvarner > Opatija
<b>Location</b>	Opatija
<b>Front line</b>	No
<b>Sea view</b>	Yes
<b>Distance to sea</b>	470 m
<b>Floorspace</b>	260 sqm
<b>Plot size</b>	920 sqm
<b>No. of bedrooms</b>	4
<b>No. of bathrooms</b>	4
<b>Price</b>	Price upon request

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Magnificent new villa under construction in Opatija center, 470 meters from the sea!

We present a special villa of 260 sq.m. located on the Opatija Riviera above the very center of this beautiful city, with panoramic views of the sea, islands, and mountains, a beautiful large garden of 920 m2, and a swimming pool.

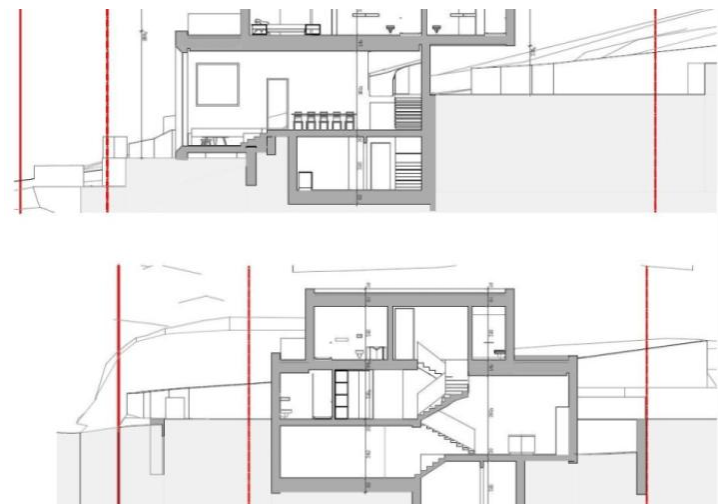
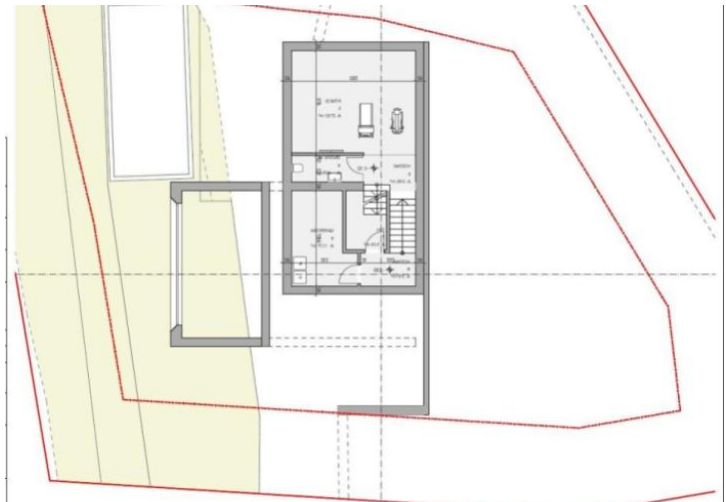
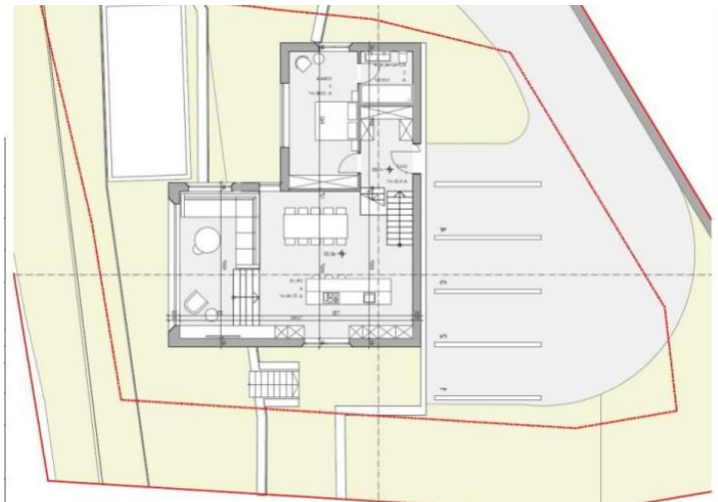
This is a magnificent luxury villa on 3 levels, consisting of a spacious hallway, a beautiful and bright open space living room that communicates with the kitchen and dining room, from which there is a magnificent view of the sea through glass walls. We highlight that the master bedroom with an ensuite bathroom extends over an entire part of the first floor and opens onto the garden and pool. A large staircase leads to the 2nd floor with 3 luxurious bedrooms with ensuite bathrooms, each room facing south and offering a beautiful sea view. In the basement, there is a fitness hall, as well as a large wardrobe.

As a special feature of this property, we emphasize the quality construction and exceptional location near the center of Opatija, the Lungomare promenade, the Summer Stage, and all amenities. The villa will be surrounded by lush greenery in a quiet dead-end street, providing privacy and comfort along with a beautiful view of the Kvarner Bay. The villa is only a 1-minute drive from the center of Opatija and Slatina Beach, thus ensuring a perfect stay and life in the beauty of the Adriatic - Opatija.

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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