

# Villa

## Opatija, Kvarner



<b>Ref</b>	RE-U-28813
<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>	309 sqm
<b>Plot size</b>	930 sqm
<b>No. of bedrooms</b>	4
<b>No. of bathrooms</b>	4
<b>Price</b>	Price upon request

# Villa

## Opatija, Kvarner



Presented before you is a distinguished villa of 309 sq.m. nestled along the Opatija Riviera, perched above the bustling heart of this enchanting city, a mere 470 meters from the sea, boasting a sweeping vista of the azure waters, picturesque islands, and majestic peaks.

Set within a sprawling 930-square-meter garden adorned with a shimmering pool, this opulent abode stands tall across three levels.

Enter through a grand foyer, unveiling an exquisite open-plan living space illuminated by natural light, seamlessly merging with the kitchen and dining area, offering breathtaking sea views through its transparent walls. Noteworthy is the master suite, occupying the entirety of the first floor, complete with an en suite bath and an 11-square-meter loggia, overlooking the verdant garden and sparkling pool.

Ascend the grand staircase to discover the second floor, where two sumptuous bedrooms, each with its own en suite bath, await. Oriented towards the south, they afford captivating vistas of the sea. Meanwhile, a further bedroom with en suite facilities awaits in the basement, boasting garden and pool views. Here, a fitness chamber and storage space are also found.

The hallmark of this estate lies in its superior craftsmanship and prime location, a stone's throw from Opatija's nucleus, the Lungomare promenade, the Summer Stage, and all amenities. Enveloped by lush foliage in a tranquil cul-de-sac, the villa promises seclusion and convenience, offering an unparalleled experience of the Kvarner Bay.

Mere moments away from the city center and Slatina Beach by car, this residence ensures an idyllic existence amidst the splendor of the Adriatic - Opatija.

Note: several more villas are being built around in the same style.  
There is a choice of 2-3 villas.

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.

# Villa

## Opatija, Kvarner



Average price/m<sup>2</sup> of this type  
in this region:  
5779 €

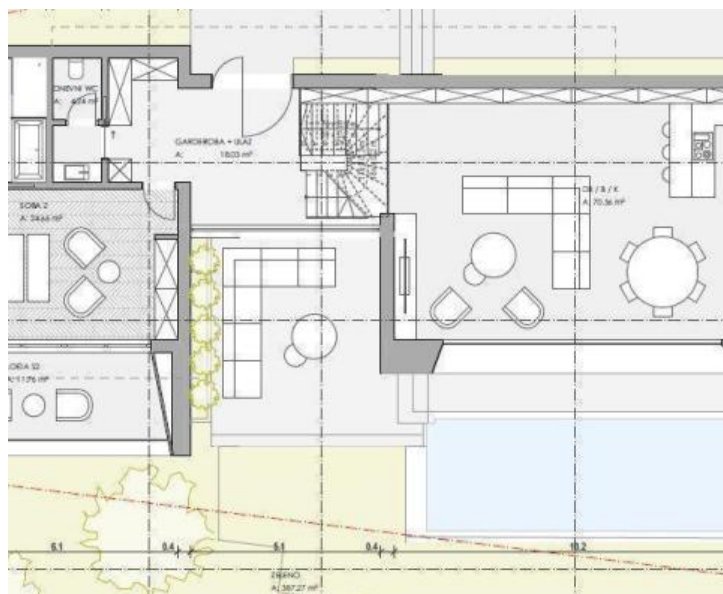
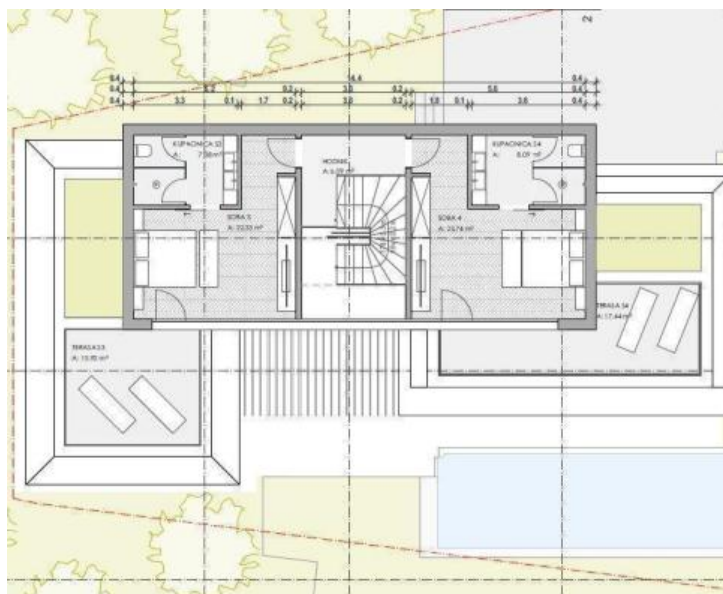
Median price/m<sup>2</sup> of this type  
in this region:  
4333 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
4343 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
3846 €

# Villa

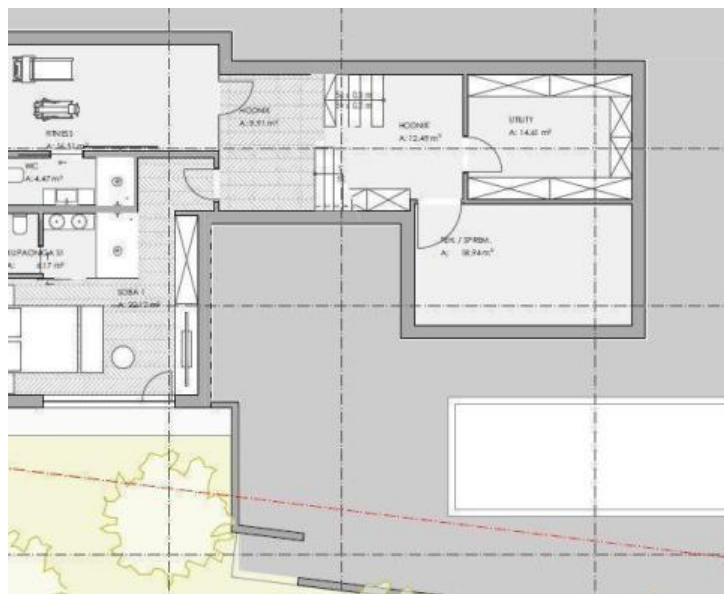
## Opatija, Kvarner





# Villa

## Opatija, Kvarner



# Villa

## Opatija, Kvarner

