

# Villa

## Opatija, Kvarner



<b>Ref</b>	RE-U-28812
<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>	314 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

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Exclusive luxury villa above the center of Opatija with a panoramic view of the sea and a large garden, 470 meters from the sea!

Total area of the building is 314 sq.m. Land plot is 930 sq.m.

This magnificent abode, a luxurious villa spanning three grand floors, boasts an array of splendid features. Enter through a spacious hallway, leading you to a luminous open-plan living area seamlessly blending with the kitchen and dining space. Here, through the transparent glass walls, behold the breathtaking vista of the sea, captivating in its splendor.

Ascend the grand staircase to the second floor, where three opulent bedrooms await, each basking in southern exposure and offering majestic views of the azure waters. Noteworthy is the master suite, occupying the entire first floor, complete with an ensuite bathroom and a charming loggia spanning 20 square meters.

But what truly sets this property apart is its unparalleled craftsmanship and prime location. Situated near the heart of Opatija, amidst the tranquil beauty of the Lungomare promenade and the Summer Stage, this villa promises privacy and comfort enveloped by lush greenery in a secluded cul-de-sac.

Mere moments away from the bustling city center and the serene shores of Slatina beach, this villa offers an unparalleled opportunity to bask in the allure of the Adriatic, ensuring a perfect sojourn in the splendor of Opatija.

Note: Two more luxury villas are being built nearby in the same style, so you have a choice out of the three luxury abodes.

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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Average price/m<sup>2</sup> of this type  
in this region:  
5765 €

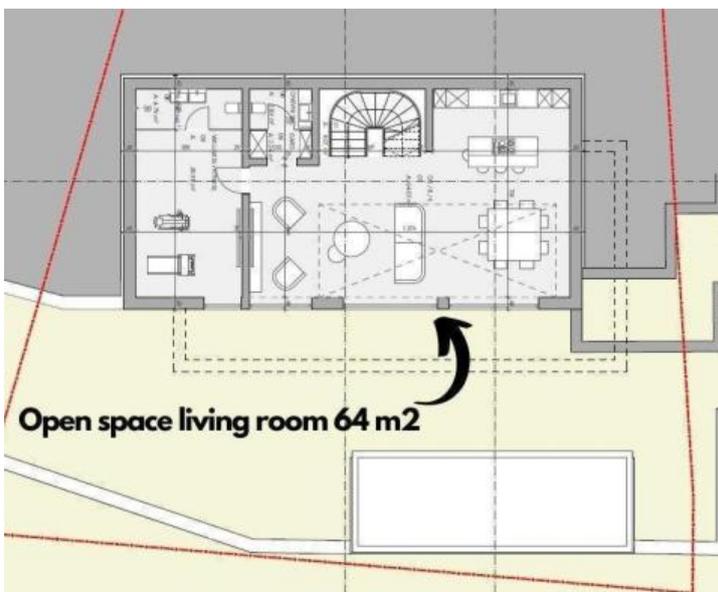
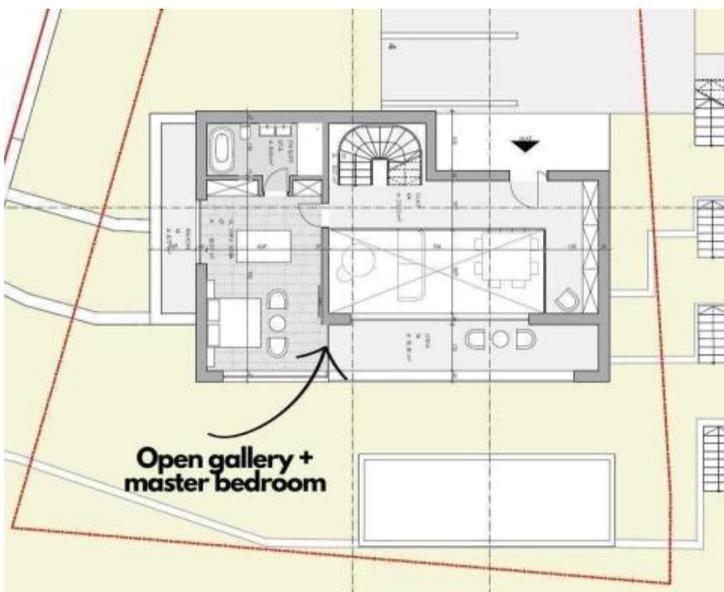
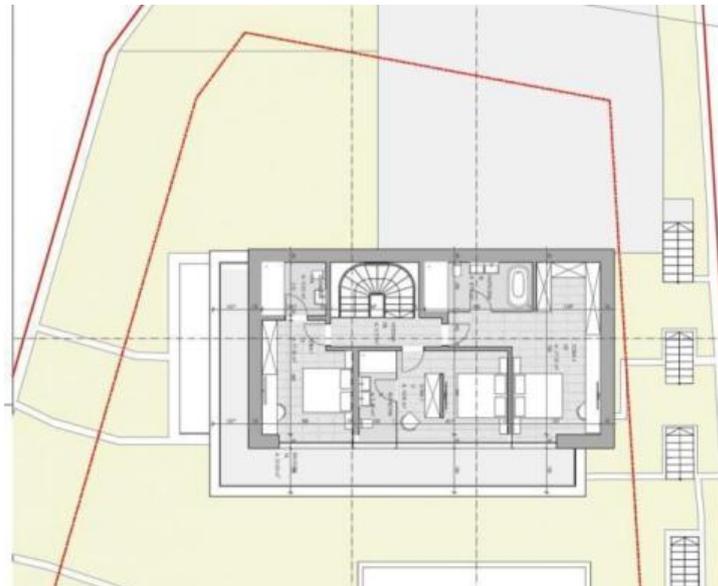
Median price/m<sup>2</sup> of this type  
in this region:  
4286 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
4345 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
3850 €

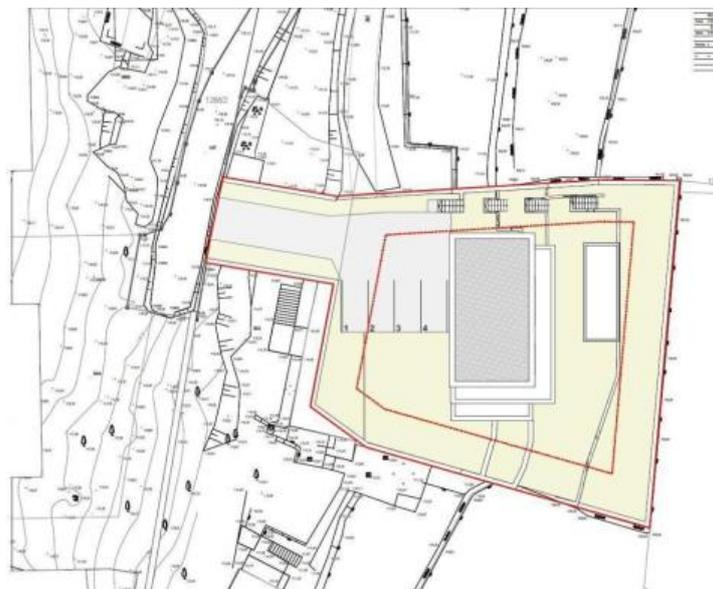
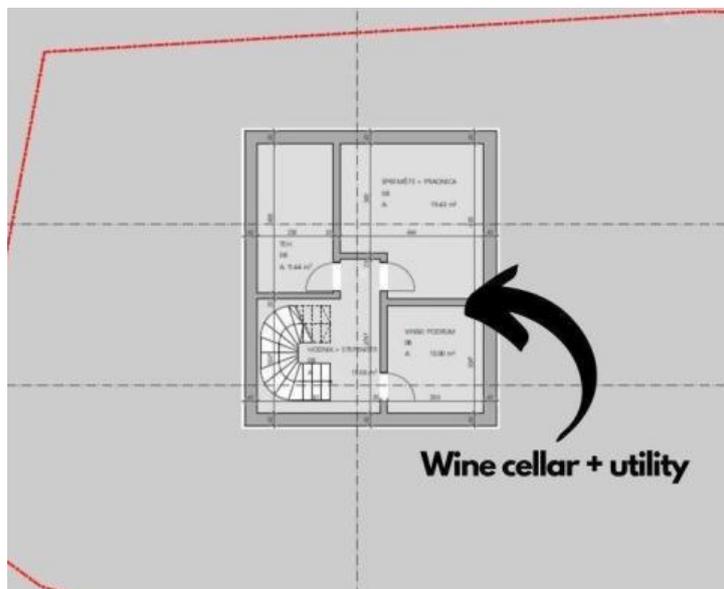
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