

# Villa

## Pobri, Opatija, Kvarner



<b>Ref</b>	RE-U-29223
<b>Type</b>	Villa
<b>Region</b>	Kvarner › Opatija
<b>Location</b>	Pobri, Opatija
<b>Front line</b>	No
<b>Sea view</b>	Yes
<b>Distance to sea</b>	1000 m
<b>Floorspace</b>	164 sqm
<b>Plot size</b>	165 sqm
<b>No. of bedrooms</b>	3
<b>No. of bathrooms</b>	3
<b>Price</b>	€ 690 000

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Villa in a row with a view of the sea in Pobri, Opatija!, 1 km from the sea!

In our exclusive portfolio, we are thrilled to present a splendid project located near Opatija. The development comprises two residential buildings, each featuring three uniquely designed villas. Situated in a serene and picturesque setting with sea views, the project is just 1,000 meters from the nearest beach. Each villa boasts its own distinctive design and features. The completion of construction is anticipated by the end of 2023 and the beginning of 2024.

Here are the specifications and a brief description for each property:

- Rooftop heat pump for underfloor heating across all floors
- Daikin multi-split system for cooling and heating
- Oak three-layer parquet flooring in the rooms
- Premium ceramic tiles in other areas
- Villeroy & Boch/Grohe bathroom fixtures and fittings
- Anthracite-colored Alu/PVC windows and doors
- Ready for solar power installation
- 200x200 massage pool
- Energy efficiency class A
- Sauna in villas featuring wellness amenities

Villa spans two floors.

The ground floor comprises a spacious open-plan living room with a kitchen and dining area, a hallway, a bedroom with an en-suite bathroom and wardrobe, and a separate guest toilet.

The first floor houses two bedrooms, each with its own bathroom and dressing room, a wellness area, hallway, and a south-facing terrace with stunning sea views.

The villa also includes two parking spaces, a garden, and a swimming pool. Villa Lana is undeniably a unique and appealing property. For further details and floor plans, our recommended agents are available for consultation.

Opatija, a charming coastal town nestled on the Adriatic Sea, is a renowned tourist destination attracting visitors from around the globe. Surrounded by stunning natural beauty at the base of the Učka mountain, Opatija offers real estate with breathtaking views of the sea and the nearby islands of Krk and Cres. The town is surrounded by quaint villages with historic houses lining narrow, history-rich streets. Opatija's streets are adorned with properties showcasing distinctive architecture, including villas dating back to the Habsburg era. With its plethora of beaches, crystal-clear waters, and diverse tourist services, Opatija stands out as an ideal tourist destination and a prime investment opportunity, recognized by neighboring countries as an excellent choice for investment.

Overall additional expenses borne by the Buyer of real estate in Croatia are around 7% of property cost in total,

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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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