



## listing



## Ügynök információ

Név:	ArKadia
Cégnév:	
Ország:	United Kingdom
Telefon:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

## Hirdetés részletei

Ingatlan:	Eladó
Ár:	USD 1,227,931.62

## Elhelyezkedés

Ország:	Croatia
Állam/Régió/Tartomány:	Primorsko-Goranska Zupanija
Város:	Opatija
Feladta:	2025. 09. 16.

## Leírás:

This luxurious villa for sale in Opatija, Croatia, is a rare opportunity to own a high-end property in one of the most sought-after locations on the Adriatic coast. With 460 square meters of elegant living space situated on a 543 m<sup>2</sup> private plot, this exclusive villa offers complete privacy, stunning sea views, and close proximity to Slatina beach and the heart of Opatija. Located just a 45-second drive or a five-minute walk from the beach and the famous Lungomare promenade, the villa provides the perfect balance of peaceful seclusion and easy access to top amenities.

Designed to blend luxury, comfort, and functionality, the villa spans four levels and features refined architecture with top-quality finishes. The basement level serves as a private wellness retreat, complete with a sauna, jacuzzi, fitness room, wine cellar, and a traditional tavern with a kitchen and bar. This floor also includes two guest bedrooms, a bathroom, and a utility room. On the ground floor, the spacious living room with a fireplace opens onto a sea-view balcony and flows into a modern kitchen and dining area. A separate study with its own balcony and an additional bathroom complete this level, making it ideal for both relaxation and productivity.

Upstairs, three generous bedrooms each have their own en-suite bathroom and private balcony, offering unobstructed panoramic views of the sea and Opatija's picturesque coastline. The attic provides additional flexible space that can be customized for hobbies, a home office, gym, or guest accommodation.

This Opatija villa features high-end systems, including central and solar heating, air conditioning, smart security with video surveillance, and luxurious materials such as parquet floors and marble staircases. The



exterior is a Mediterranean oasis, surrounded by palm trees, oleanders, and carefully designed landscaping. A heated swimming pool, whirlpool, spacious sunbathing area, and a covered outdoor lounge with a barbecue and dining area for ten people make it perfect for entertaining and relaxation.

Located in one of Croatia's premier real estate destinations, this villa offers both investment potential and everyday luxury living. Its close proximity to the sea, world-class restaurants, spas, shops, and cultural attractions makes it ideal as a private residence or as a high-end tourist rental. Opatija, often referred to as the Queen of the Adriatic, is celebrated for its Belle Époque charm, mild year-round climate, and unique blend of sea and mountain scenery. With its rich history, top-tier gastronomy, and refined atmosphere, Opatija continues to attract discerning buyers from around the world.

This exceptional villa is a true rarity on the market and an ideal opportunity for those seeking a luxury coastal lifestyle in Croatia.

Ref: RE-U-41780-AB

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.

## Gyakori

Hálósobák:	5
Fürdőszobák:	5
Kész négyzetméter:	489 nm
Telekméret:	543 nm

## Lease terms

Date Available:

## További információ

Weboldal URL: [http://www.arkadia.com/ZLWS-T3029/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/ZLWS-T3029/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Contact information

IMLIX ID: re-u-41780-ab

