



## listing



### Informazioni sull'Agente

Nome:	ArKadia
Nome della ditta:	
Nazione:	United Kingdom
Telefono:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Dettagli dell'inserzione

Proprietà per:	Saldi
Prezzo:	EUR 9,000,000

### Posizione

Nazione:	Croatia
Stato / Regione / Provincia:	Primorsko-Goranska Zupanija
Città:	Opatija
Pubblicato:	21/03/2024
Descrizione:	

A grand Austro-Hungarian villa stands proudly on the **1st line to the sea** on Opatija riviera, an embodiment of historical charm dating back to its original construction in 1904.

This architectural gem, nestled in the heart of the Opatija coastline, spans 450 square meters and commands a land plot of 2600 square meters, making it a revered historical pearl of the region.

This carefully renovated centennial beauty is a testament to its enduring allure, situated in a lushly decorated garden that borders the sea, providing a private passage to Landomare. This stylish neo-Italian villa of gorgeous 460sq.m. unfolds its splendor, offering 12 bedrooms and 12 bathrooms alongside communal spaces, balconies, and terraces. Its versatile design opens the door for it to serve as an exclusive private residence or a charming mini-hotel.

The villa's merits are as expansive as its breathtaking sea views. Embraced by a beautiful park, it offers a parking area accommodating 2-3 cars, characterized by high ceilings, spacious interiors adorned with a chimney, and a stylish renovation that breathes life into every corner. The equipped kitchen, wine cellar, and a comprehensive set of furnishings and equipment add to the villa's allure.



Enriching the ambiance are special architectural elements that elevate this villa to the status of a true gem in our frontline collection. It stands as a testament to a bygone era, where historic elegance intertwines with modern comfort, creating a haven that beckons as a residence or beckons to be a cherished mini-hotel along the scenic Opatija coastline which reminds of Monaco and Cote d'Azur.

The photo is provided for illustrative purpose only.

Ref: RE-AB-O10

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.

## Comune

Camere da letto:	12
Bagni:	12
Finito piedi quadrati:	460 mq
Dimensione del lotto:	2600 mq

## Lease terms

Date Available:

## Informazioni aggiuntive

URL del sito: [http://www.arkadia.com/ZLWS-T1557/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/ZLWS-T1557/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Contact information

IMLIX ID: re-ab-o10

