



## 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: USD 4,637,924.37

#### Posizione

Nazione: Croatia  
Stato / Regione / Provincia: Primorsko-Goranska Zupanija  
Città: Opatija  
Pubblicato: 16/06/2025

Descrizione:

Villa for Tourist and Business Use, 10 meters from the Sea on Opatija Riviera!

This impressive 710 sq.m. property is located right on the beach along the Opatija Riviera, offering a prime opportunity for both tourist and business purposes.

Spread over three floors.

The ground floor features a catering facility with both indoor and outdoor terraces, perfect for dining with sea views.

The first floor houses two apartments, each with two rooms, a kitchen, and balconies.

The second floor includes three apartments with mezzanine levels, all boasting stunning sea views.

The villa operates as a successful tourist accommodation with an established business. Originally built in 1857 during the Austro-Hungarian era, it was known as the Krone Hotel. A renovation carried out 15 years ago preserved the original stone walls and stone vaults, added new mezzanine structures, and included the construction of a new staircase. The ground-floor café was also redesigned using stone elements, adding unique charm and character to the space.

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Ref: RE-U-39800

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



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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: 10  
Finito piedi quadrati: 710 mq

## **Lease terms**

Date Available:

## **Informazioni aggiuntive**

URL del sito: [http://www.arkadia.com/ZLWS-T2856/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/ZLWS-T2856/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## **Contact information**

IMLIX ID: re-u-39800

