



listing



Agent Info

Naam:	ArKadia
Bedrijfsnaam:	
Mistlampen:	United Kingdom
Telefoon:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

Advertentie details

Vastgoed voor:	Koop
Prijs:	EUR 30,000,000

Locatie

Aanbevolen Auto Onderdelen:	Croatia
Staat/Regio/Pronvincie:	Primorsko-Goranska Zupanja
Plaats:	Opatija
Geplaatst:	21-03-2024
Omschrijving:	

A majestic villa **on the 1st line to the sea**, crafted in the neo-Italian style, graced the premier shoreline near Opatija, occupying an expansive terrain of 5500 square meters. Poised proudly on the cusp of the sea, this architectural masterpiece emerged from the skilled hands of a renowned Viennese architect between 1904 and 1906.

Through the passing decades, the villa underwent meticulous renovations, ensuring its perennial splendor and impeccable upkeep.

The villa, sprawling across 1414 square meters, boasts an additional 120 square meters of auxiliary facilities. A vast expanse of land spanning 5500 square meters provides the canvas for potential outdoor pool construction, while plans include the installation of a helipad on either the mainland or a sea pontoon zone.

Structured across multiple levels, the villa unfolds its grandeur.

The basement harbors a spa complex replete with a swimming pool, sauna, Turkish bath, solarium, massage rooms, fitness center, a relaxation bar, lavishly appointed bathrooms, and various technical and support facilities.

Ascending to the first floor reveals a portico, lounge, salon, dining room, kitchen, and four bedrooms



with accompanying bathrooms. Additionally, there are annexed quarters featuring a bedroom and bathroom.

The second floor encompasses seven bedrooms, each complemented by its own bathroom, interconnected by halls, corridors, and balconies. Another annex on this level offers a bedroom with an attached bathroom.

A total of 13 bedrooms with bathrooms en-suite grace this splendid villa, presenting a versatile potential for its usage. Theoretically, the villa could transform into a boutique hotel, a boarding house, an elite clinic, or any other purpose befitting its opulent ambiance. Throughout its restoration, every effort has been made to preserve the exquisite decorative elements, breathing new life into a timeless architectural gem.

The photo is provided for illustrative purpose only.

Ref: RE-AB-O1

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.

Algemeen

Slaapkamers:	13
Badkamers:	13
Afgewerkte vierkante meter:	1534 m ²
Lot Afmeting:	5500 m ²

Lease terms

Date Available:

Additionele informatie

Website URL:	http://www.arkadia.com/ZLWS-T1556/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM
--------------	---

Contact information

IMLIX ID:	re-ab-o1
-----------	----------



IMLIX

IMLIX Vastgoedmarkt
<https://www.imlix.com/nl/>

