



## 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

#### Locatie

Aanbevolen Auto Onderdelen: Croatia  
Staat/Regio/Pronvincie: Primorsko-Goranska Zupanija  
Plaats: Opatija  
Geplaatst: 25-06-2026  
Omschrijving:

This boutique hotel for sale on the Opatija Riviera features a luxury seafront villa located on the first line to the sea in Croatia's highly sought-after Kvarner region.

The historic property offers a total living area of 700 sq.m. situated on a premium 500 sq.m. land plot.

Situated in one of the most prestigious and high-traffic locations on the Kvarner Gulf coast, this historic seafront villa perfectly combines traditional Mediterranean charm with modern luxury hospitality standards. Fully adapted for the upscale tourism market, the impressive commercial property extends over three beautifully designed floors.

The ground floor of this lucrative commercial estate boasts four high-potential business premises, including a fully equipped restaurant and bar venue that features both indoor dining and an outdoor terrace with excellent year-round profitability.

Moving up to the first floor, you will find two spacious holiday apartments, each designed with two comfortable bedrooms, an open-concept living area, a kitchen, and a private balcony showcasing panoramic Adriatic Sea views.

The top floor houses three elegant apartments with stylish galleries, meticulously designed to merge high-end functionality with authentic coastal character.

The historic stone villa has undergone a comprehensive, high-quality renovation to preserve its cultural heritage while offering contemporary durability. The restoration included reinforcing the original stone walls, reconstructing the ceiling structures, and installing completely new inter-floor concrete slabs and internal staircases.



Dating back to the second half of the 19th century, this historic property holds immense architectural value while operating as a highly profitable boutique hotel business in a booming Croatian tourism market. This represents a rare and lucrative real estate investment opportunity to acquire a premium commercial property in a prime waterfront location with an established, high-yield business model.

Ref: RE-U-40362-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.

Property advantages: Modern

## Algemeen

Slaapkamers:	7
Badkamers:	6
Afgewerkte vierkante meter:	700 m <sup>2</sup>
Lot Afmeting:	500 m <sup>2</sup>

## Lease terms

Date Available:

## Additionele informatie

Website URL: [http://www.arkadia.com/ZLWS-T3542/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/ZLWS-T3542/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Contact information

IMLIX ID: re-u-40362-ab

