



## listing



### Agent Info

Name:	ArKadia
Company Name:	
Country:	United Kingdom
Phone:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Listing details

Property for:	Sale
Price:	USD 4,673,487.17

### Location

Country:	Croatia
State/Region/Province:	Primorsko-Goranska Zupanija
City:	Opatija
Posted:	Jun 16, 2025

### Description:

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.

## Common

Bedrooms: 10  
Finished sq. ft.: 710 sq m

## Lease terms

Date Available:

## Additional information

Website URL: [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

