



## 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 709,655.72

### Location

Country:	Croatia
State/Region/Province:	Primorsko-Goranska Zupanija
City:	Opatija
Posted:	Aug 24, 2025

### Description:

Luxury villa for sale in Medveja with stunning Kvarner Bay view, 1 km from the beach

This exceptional 210 m<sup>2</sup> villa in Medveja offers three fully equipped apartments, each with private entrances, terraces, and panoramic sea views, making it a perfect investment for holiday rentals or a luxurious family home. Located in a quiet private street above Medveja beach, the villa guarantees peace, privacy, and a sophisticated neighborhood, just a 3–4 minute drive to the sea and 12 minutes to Opatija.

The property includes 7 rooms in total, featuring 4 bedrooms, 3 bathrooms, and spacious living areas with kitchens. Underfloor heating and a fireplace enhance the comfort and ambiance of each apartment. The south-facing terraces and upper garden provide uninterrupted views of Kvarner Bay, while the 600 m<sup>2</sup> plot includes a garden house, barbecue area, and ample space for a swimming pool.

This villa is in excellent condition, with a newly renovated facade completed two years ago. The flexible layout of three apartments offers multiple possibilities for personal use, rental income, or investment.

Medveja is a highly sought-after location on the Opatija Riviera, situated along the slopes of Učka, combining natural beauty, tranquility, and modern amenities. The area offers villas and holiday homes with spectacular sea views and direct access to one of the Riviera's most beautiful pebble beaches. Medveja's serene environment, historical charm, and proximity to Opatija make it an ideal destination for vacation homes or tourist rentals.



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This Medveja villa for sale represents a rare opportunity to own a luxury property with multiple apartments, breathtaking sea views, and excellent rental potential, just minutes from the beach and major Riviera attractions.

Ref: RE-U-41408

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.

## Common

Bedrooms:	4
Bathrooms:	3
Finished sq. ft.:	210 sq m
Lot Size:	600 sq m

## Lease terms

Date Available:

## Additional information

Website URL:	<a href="http://www.arkadia.com/ZLWS-T2976/?utm_campaign=multicast&amp;utm_medium=web&amp;utm_source=IMLIX.COM">http://www.arkadia.com/ZLWS-T2976/?utm_campaign=multicast&amp;utm_medium=web&amp;utm_source=IMLIX.COM</a>
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## Contact information

IMLIX ID:	re-u-41408
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