



OPATIJA, CENTER - A rarity on the market! - luxury villa with swimming pool



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 1,227,931.62

Location

Country:	Croatia
State/Region/Province:	Primorsko-Goranska Zupanija
City:	Opatija
Posted:	Sep 16, 2025
Description:	
Location:	Primorsko-goranska županija, Opatija, Opatija - Centar.

OPATIJA, CENTER - A rarity on the market! - a luxury villa with a swimming pool

We present to you a beautiful villa of 460 m² located on a plot of 543 m², in a secluded location that offers complete privacy, peace and quiet, and yet is located in the immediate vicinity of the sea and the center of Opatija. It takes only 45 seconds to drive to Slatina beach or a 5-minute easy walk. The villa is designed to combine luxury, comfort and functionality. In the basement there is a real wellness corner - sauna, jacuzzi, fitness room, wine cellar, tavern with kitchen and bar, two bedrooms and a bathroom and boiler room. On the ground floor you will find an impressive living room with a fireplace and balcony, connected to the dining room and kitchen, a study with its own balcony and an additional bathroom. Upstairs there are three spacious bedrooms, each with its own bathroom and balcony, while the attic is a space for hobbies or additional facilities. Every room offers a magical panoramic view of the sea and Opatija. It is equipped with top-quality materials and modern systems – central and solar heating, air conditioning, alarm and video surveillance. The interior is refined with parquet floors and marble staircases, while the exterior is adorned with palm trees, oleanders and rich horticulture. For complete enjoyment, there is a heated swimming pool, whirlpool, spacious sundeck, covered area for socializing with a large barbecue and a table for ten people. The location combines the best of both worlds – seclusion and privacy, while at the same time being close to the sea, Slatina beach and Opatija's famous Lungomare promenade. This property is a real rarity on the market – perfect as a luxury family home or



investment for tourist rental. OPATIJA: Opatija, known as the "Queen of the Adriatic", delights with its rich history, luxurious Belle Epoque architecture and spectacular Lungomare promenade. Its mild climate, combination of sea and mountains and first-class gastronomy make it a favorite destination throughout the year. Opatija is the perfect choice for those looking for a sophisticated Mediterranean lifestyle. To arrange a property visit, please call a trusted agent.

Dear clients, agency commission is charged in accordance with the General Terms and Conditions:
www.dux-nekretnine.hr/opci-uvjeti-poslovanja

ID CODE: 41780

Ivan Vinger

Agent s licencom

Mob: +385 91 601 3692

Tel: +385 91 480 8808

E-mail: ivan.vinger@dux-nekretnine.hr

www.dux-opatija.com

Common

Bedrooms:	5
Bathrooms:	5
Finished sq. ft.:	489 sq m
Lot Size:	543 sq m

Room details

Total rooms:	7
--------------	---

Building details

Number of Garages:	1
Outdoor Amenities:	Pool

Rental details

Furnished:	Yes
------------	-----

Lease terms

Date Available:

Additional information

Website URL:	http://www.arkadia.com/IOUL-T22725/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM
--------------	---

Contact information

IMLIX ID:	619096
-----------	--------



IMLIX

IMLIX Real Estate Marketplace

<https://www.imlix.com/>

