



listing



Agent Info

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

Listing details

Property for: Sale
Price: USD 4,091,439.75

Location

Country: Croatia
State/Region/Province: Primorsko-Goranska Zupanija
City: Opatija
Posted: Oct 14, 2025

Description:

Prestigious Opatija Coastal Villa for Sale: 300 sq.m. Smart Home Masterpiece with Dual Pools and Waterfall, Just 200 Meters from the Shore

This modern luxury villa we offer for sale is located in the fairy-tale Opatija, just 200 meters as the crow flies from the sea, marina, and beach. Situated on a cascading terrain on a 670 sq.m. plot, the villa provides a charming view of the sea and the islands of Kvarner, exuding elegance through its harmonious interior and exterior design. Indulge in the epitome of coastal elegance in prestigious Opatija with this stunning 2022-built villa, spanning 300 sq.m. across three levels on a fully enclosed 670 sq.m. plot, where every inch has been crafted with meticulous Italian flair for ultimate privacy and serenity, shielded by a robust stone wall from prying eyes. Divided into three seamless zones—entertainment, daily living, and lounge—this architectural gem invites you to unwind in a world of modern luxury along the Opatija Riviera, complete with a KNX smart home system that orchestrates energy savings, remote control, enhanced security, and elevated comfort, integrating heating, cooling, AV setups, alarms, surveillance, and sensors across every room from one intuitive hub. Premium touches abound from renowned Italian brands: Barausse doors, Groppi and Viabizzuno lighting and electrics, REXA showers and baths, and Heroal external joinery and glass walls, ensuring a symphony of style and sophistication in this coveted coastal enclave.

The entertainment zone in the basement beckons with a compact hydromassage pool, adjacent sun deck, and an aperitif bar complete with in-pool seating, while a versatile lower-level space equipped with audiovisual systems and climate control transforms effortlessly into a cinema room, wine cellar,



entertainment hub, or storage haven. Ascending to the daily living zone across the ground and first floors, the open-concept ground level unfolds with a luminous living room, gourmet kitchen, and dining area bathed in natural light through an electrically operated panoramic glass wall, offering unobstructed sea vistas; it also includes a pantry, shower bathroom, and a flexible room ideal as a home office or guest bedroom. Outside, a 30 sq.m. infinity-edge pool with counter-current swimming system and sun loungers pairs with a summer kitchen and alfresco dining terrace, ingeniously linked to the basement pool via a cascading waterfall that keeps water circulating in a mesmerizing flow for endless tranquility.

The first floor elevates privacy with the master bedroom suite featuring its own en-suite bathroom and private terrace, alongside two additional bedrooms, each with dedicated bathrooms—one boasting its own terrace for those golden-hour sunsets. Crowning the villa, the lounge zone on the top level serves as a year-round retreat, enclosed by thermal glass walls around a bubbling whirlpool jacuzzi, a designer fireplace for cozy winter evenings, and a compact kitchen-bar; in summer, it opens fully to a breezy terrace furnished with plush armchairs and sofas, plus a sun deck and separate bathroom for effortless entertaining.

With five bedrooms, five bathrooms, four parking spots including an electric vehicle charging station, and an energy class still in certification, this villa—1 km from the town center—caters to athletes with its pools and wellness nooks, professionals craving smart efficiency, and cinephiles or music lovers with its immersive AV setups, providing the perfect escape from modern hustle for you and your guests in prestigious Opatija's coastal charm. Download the brochure for an in-depth look at this visionary project, where interior design and construction details have been honed to perfection.

Key features of this Opatija coastal villa include a 300 sq.m. three-level layout with five bedrooms, five bathrooms, open-concept living-kitchen-dining, entertainment basement with hydromassage pool and bar, ground-floor infinity pool with summer kitchen, first-floor master suite and guest rooms with terraces, top-level whirlpool lounge with fireplace and AV systems; KNX smart integration for all utilities, Italian premium fittings throughout, dual pools connected by waterfall, four parking spots with EV charger, fully fenced 670 sq.m. plot, and prime positioning just 200m from the sea.

Whether you're seeking a forever sanctuary, a high-end rental powerhouse, or a legacy retreat along Croatia's prestigious Opatija coast, this villa delivers unparalleled bliss—contact us today to arrange a viewing and make it your own slice of paradise.

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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:	5
Bathrooms:	5



Finished sq. ft.:	300 sq m
Lot Size:	670 sq m

Lease terms

Date Available:

Additional information

Website URL: http://www.arkadia.com/ZLWS-T3086/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM

Contact information

IMLIX ID: re-ab-gsad

