



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 1,711,646.53

Location

Country: Croatia
State/Region/Province: Primorsko-Goranska Zupanija
City: Opatija
Posted: Jun 29, 2026

Description:

Luxury House with Sea View, Swimming Pool and Landscaped Garden – 440 m² Living Area on 1,400 m² Plot in Matulji over Opatija, 1900 Meters from the Beaches!

Situated in a peaceful and highly desirable location near Opatija, this exceptional detached property offers panoramic sea views, southern orientation, complete privacy, and premium living standards. Combining luxury, generous interior space, and excellent investment potential, this unique residence represents an outstanding opportunity for family living or high-end tourist rental.

The property extends across a total living area of 440 m² and is positioned on a beautifully landscaped plot of 1,400 m². Designed as a residential building with three independent apartments connected via external stairs, the house provides flexibility for multi-generational living, hospitality use, or investment purposes.

The ground floor features a spacious apartment of 220 m² designed for comfortable and elegant living. The layout includes an impressive open-plan living room, fully equipped kitchen, large dining area, guest toilet, and two spacious bedrooms, each with its own bathroom. This level also benefits from an outdoor kitchen equipped with a gas barbecue, ideal for entertaining and enjoying the Mediterranean lifestyle.

The upper floor contains two separate apartments, each measuring 110 m².



The first apartment offers a large living room with direct access to a balcony, kitchen, dining area, bathroom, guest toilet, children's room or home office with balcony access, and a spacious master bedroom with its own balcony.

The second apartment follows a similar layout and includes a bright living room with balcony, kitchen, dining room, bathroom, guest toilet, children's room or office with balcony, and a generously sized bedroom with balcony access.

The property has been constructed to high quality standards and finished with carefully selected premium materials throughout. Features include a 10 cm thermal façade, energy-efficient central heating with heat pumps, and modern aluminium joinery, ensuring comfort and efficiency throughout the year.

The house is sold fully furnished and equipped with high-end furniture and appliances, allowing immediate use without additional investment.

Outdoor areas have been designed to maximise comfort and functionality, featuring a swimming pool, expansive landscaped garden, and additional space suitable for a private gym, wellness area, sauna, summer kitchen, storage facilities, or further customisation according to the owner's preferences.

The location offers excellent infrastructure and everyday convenience, with major amenities available within approximately 250 to 1,000 metres, including highway access, public transport, post office, bank, sports facilities, healthcare services, pharmacy, restaurants, schools, kindergarten, shopping centre, and fuel station.

The property is located approximately 1.9 km in straight-line distance from the sea and around 3.8 km by car, providing quick access to the coastline in approximately seven minutes.

Opatija is one of Croatia's most prestigious and internationally recognised coastal destinations, famous for its elegant architecture, historic villas, luxury lifestyle, and exceptional natural surroundings beneath Mount Učka. The region offers spectacular sea views across Kvarner Bay and towards the islands of Krk and Cres, while combining Mediterranean charm with year-round quality of life. Strong tourism demand, excellent rental occupancy, and continuous growth of real estate values make this area one of the most attractive investment locations on the Adriatic coast.

A rare opportunity to acquire a distinctive luxury property in one of the most sought-after locations in Croatia.

Ref: RE-U-48694

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: Swimming pool, Storage, Gym, Spa, Sauna, Garden, Detached, Urbanized, Modern



Common

Bedrooms:	6
Bathrooms:	4
Finished sq. ft.:	440 sq m
Lot Size:	1400 sq m

Lease terms

Date Available:

Additional information

Website URL: http://www.arkadia.com/ZLWS-T3554/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM

Contact information

IMLIX ID: re-u-48694

