



394 m²

Opatija, Croatia

on request



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

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Order number	N7409	Price	on request
Address	Opatija, Croatia	Type	Houses
Category	Villa	Usable area	394 m ²
Number of rooms	5 and more rooms	Land area	1 180 m ²
Energy performance of the building	G - Extremely uneconomical	Number of floors	4
Device	Yes	Parking	Yes
Garage	Yes	Terrace	Yes
Swimming pool	Yes		

About real estate

We are offering for sale one of the most exclusive and architecturally remarkable villas on the Croatian coast. This timeless residence is located in the prestigious town of Opatija, in the heart of the Kvarner Bay, and represents the perfect combination of nature, modern architecture, and luxurious lifestyle.

The villa is situated on a plot with a total area of 1,180 m² and offers breathtaking panoramic views of the sea, the marina, the towns of Opatija and Rijeka, and the surrounding islands of Cres and Krk. The property is designed in an arc shape that elegantly winds between mature trees and rock formations. The house has four floors and a living area of 394 m². The roof terrace is equipped with a golf putting green, swimming pool, whirlpool and luxurious outdoor seating area with sea views.

This exceptional villa includes a basement with a sauna, gym and wine cellar. On the ground floor is the main living area – living room, kitchen, dining room, and one bedroom. The interiors will be finished in a luxurious Italian style, with the future owner having the opportunity to co-decide on the final furnishings. Unique features include an exclusive hand-carved Madagascan crystal bathtub worth up to one million euros.

On the first floor, there are two bedrooms with bathrooms (one with a sauna), and the master bedroom on the top floor has direct access to a private terrace with a swimming pool, hot tub, and relaxation area. The exterior also offers a beautiful garden with a themed mini-park, a cave with a fountain, and a detox zone with a steam bath. In addition, there is a second large swimming pool with a granite slab (Cyclops) illuminated by LED lights with a starry sky motif.

Parking is available for four vehicles, including a charging station for electric cars.

This unique villa is located in a residential area of Opatija, which is known for its atmosphere, villas from the Habsburg monarchy, subtropical vegetation, and long promenades along the sea. In the immediate vicinity, there are renowned beaches, luxury hotels, schools, shops, and cafes, which create ideal conditions for year-round living and recreation.

The city offers excellent accessibility – Rijeka International Airport is a 40-minute drive away and the center of Rijeka is only 14 km away. This strategic location, combined with the tranquility of the surrounding nature and the proximity of cultural and historical monuments, makes this villa an exceptionally attractive investment and a prestigious personal residence.