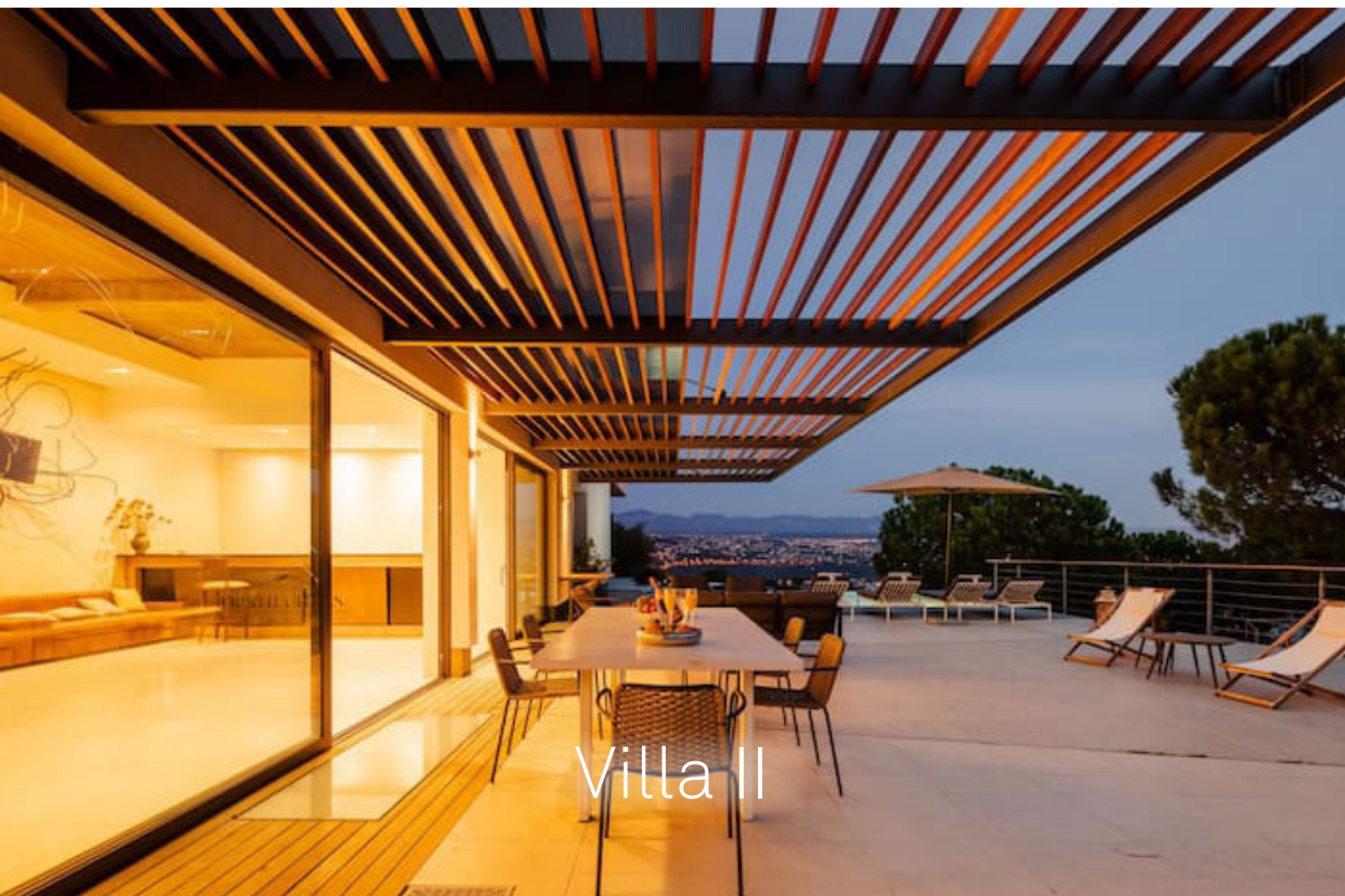




OPATIJA HILLS

MEDITERRANEAN LUXURY



Villa II

Indulge Your Senses!

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Villa II

Bregi, Matulji, Croatia

Guests: 4+4 - Price: Upon Request



2 Bedrooms



2 Bathrooms



Swimming Pool



Hot Tub

Overview

Villa II is a privately owned villa in the exclusive area of Opatija Riviera, located on the hill overlooking the city center and the Kvarner Bay, 9 min away from the heart of Opatija, the „Pearl of the Adriatic“.

You cannot help but dive deep into feelings of tranquility and harmony with the surrounding nature and sea, only to emerge unimaginably rejuvenated. Just a few minutes drive away, you can enjoy all of the attractions and facilities that Opatija has to offer. You can find yourself enjoying a refreshing waterfront walk on the historic Franz Joseph I Promenade, the Lungomare. Dine in first class gourmet restaurants by the sea or local authentic taverns. Embark on a journey through time in Opatija's historic cafes. Visit the town's famous landmarks, such as the Angiolina Park or the American Gardens. Experience bars, beach clubs, chic boutiques and various entertainment programmes at the Open Air Theatre and at the Gervais Centre.

The architecture, designed to blend with the exterior, hide the volumes and bring the outdoor spaces to the first plane instead, allows guests to enjoy being outside throughout the day. The focal point of the property is the extravagant and broad high ceiling open-plan living area on the ground floor that offers shade and comfort, featuring the living room and kitchen, seamlessly connected to the outdoor living and dining area, propelling the indoor onto the wide terrace, from where it then develops towards the infinity pool, and then transforms once again in a broad lowered seating area hosting a central firepit and the hot tub, placed just on the threshold of the lavender garden, where the exterior concludes but the view expands and one becomes completely immersed in the breathtaking landscape of the Kvarner Bay. From the light and spatiality of the open plan living area, one can gradually descend and retreat to the intimate and quiet (secluded / welcoming / soothing) underground bedrooms with king size beds and the cave-like atmosphere of the en-suite bathrooms. Additionally, the villa also features two half bathrooms on the mezzanine floor. Outdoor, at the lowest level you will find a clay tennis court, available for our guests upon request. In total, 4+4 guests can be accommodated.

Villa II includes smart TV, Bose speaker, Wi-Fi, fireplace, pool heating (optional), sun beds, parking, barbecue (shared use). The terrace dining area makes for the perfect spot for alfresco dining accompanied by a magnificent sea view. Luxury Villa II is the perfect getaway for a secluded holiday, combined with all the perks of a vacation in a historic centre.

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Amenities



Air Condition in all Rooms



Fully Equipped Kitchen



Dishwasher



Washing Machine
Shared Use



Drying Machine
Shared Use



Coffe (Espresso) Machine



Fridge & Freezer



Ice Maker



Hair Dryer



High Speed Internet
Wi-Fi & Ethernet



Smart TV



Bose Speaker



Movie Room



Fireplace



Alfresco dining



Lounge Area



Barbeque
Shared Use, On Request



Lavender Garden



Firepit Area



Infinity Swimming Pool
Heating On Request



Private Jacuzzi



Finnish Sauna & Turkish Bath
Coming Soon



Outside Shower
Coming Soon



Sunbeds



Parking



Clay Tennis Court
Shared Use, On Request

Layout description

Ground Level

- Entrance
- Fully equipped kitchen
- Large open plan living room with seating area, fireplace and kitchen. Directly connected to the terrace with outdoor dining area, sea view

Mezzanine Level

- 2 half bathrooms

Underground Level

- 2 bedrooms with en-suite bathrooms, king size beds, skylights
- Movie room with extendable sofa

Outdoor Features

Ground Level

- Terrace with outdoor dining area, seating areas and sun loungers, sea view
- Private infinity swimming pool, optional heating (upon request), sea view
- Private luxurious hot tub, sea view
- Firepit and seating area, sea view
- Lavender garden

Lower Level

- Private parking
- Clay tennis court, shared use, on request (equipment and pro tennis lessons available upon request)

Layout



Staff & Services

- Luxury welcome package
- Event organization (weddings, parties, tennis camps,...)*
*special conditions apply
- Private chef on demand
- Massage (upon request)
- Professional tennis lessons (upon request)
- Private Yoga classes (upon request)
- Private Salsa dance lessons (upon request)
- Change of linen and towels (upon request)
- Baby cot (upon request)
- Concierge

Location



TOWN: Opatija

4.9 km | 🚗 8 min 🚶 30 min

AIRPORT: Zračna luka Rijeka

40 km | 🚗 40 min

PORT: Opatija Luka

5.1 km | 🚗 12 min 🚶 35 min

FERRY PORT: Trajektno pristanište Brestova

34.6 km | 🚗 50 min

CLOSEST BEACH: Plaža Tomaševac

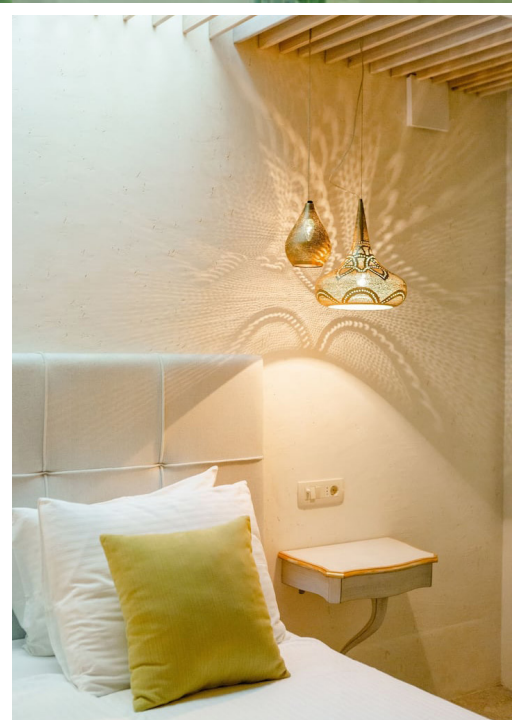
4.5 km | 🚗 9 min 🚶 35 min

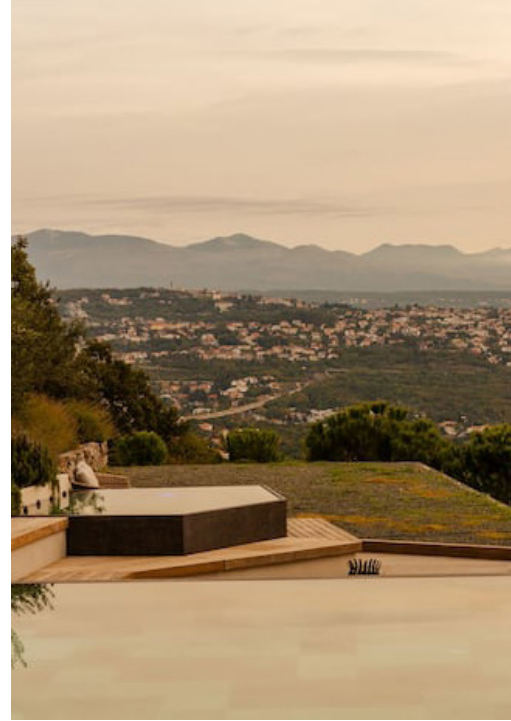
CLOSEST GROCERIES STORE: Butiga Suki

0.6 km | 🚗 1 min 🚶 6 min

Villa Policies

- Maximum 4+4 guests
- Pets allowed upon request only
- Social events permitted upon request only*
*special conditions apply







Opatija Hills is a small privately owned luxury resort featuring some of the finest accommodation collection in Opatija Riviera.

Our estate offers a variety of luxury accommodation possibilities always having in mind the privacy and tranquility that our discerning guests deserve.

Our concierge team is able to offer a wide range of services, customized to your needs. Our local knowhow and connections guarantee nothing but the finest for our guests. Additionally, we offer complimentary guest support before and during your vacation.

Your perfect vacation is our dream and desire, and going the extra mile for our guests is our custom.

www.opatijahills.com

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