



OPATIJA HILLS

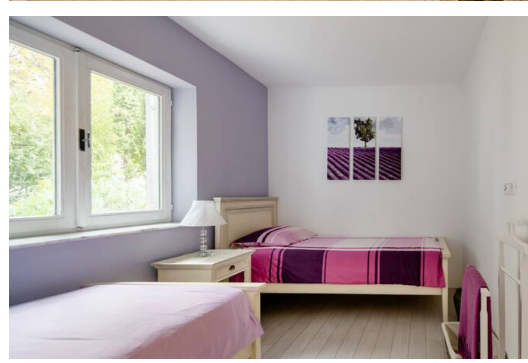
MEDITERRANEAN LUXURY



Villa I

Indulge Your Senses!

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Villa I

Bregi, Matulji, Croatia

Guests: 4 - Price: Upon Request



2 Bedrooms



2 Bathrooms



Swimming Pool



Tennis Court

Overview

Villa I 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.

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 Seaside Promenade. 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 and the American Gardens. Experience bars, beach clubs, chic boutiques and various entertainment programmes at the Open Air Theatre and at the Gervais Centre.



Located on a peaceful elevated plot, overlooking the calm Kvarner Bay, with an outstanding view of the city of Rijeka, the islands of Krk and Cres and the Istrian peninsula, this property provides complete privacy and is ideal for a family, a couple or a small group of friends looking to enjoy a serene holiday experience in historic Opatija, the "Pearl of the Adriatic".

The magnificent villa features a main en-suite bedroom with a king sized bed, a second bedroom with two single beds, a walk-in wardrobe, a second bathroom. An open plan features the lounge with a fireplace, the dining and the kitchen areas, and extends towards the outside covered terrace, offering a panoramic sea view. The villa offers access to the private pool, private hot tub, outdoor pool bar, grill and pool lounge areas, all located on the lower level, accessible from the terrace through the outside staircase. A lush mediterranean garden extends through both levels. At the lowest level you will find a private clay tennis court. In total, 4 guests can be accommodated (extra guest/s only upon request).

Villa I includes smart TV, IP/satellite TV, DVD player, Playstation 3, professional 5 zone sound system, Wi-Fi, fireplace, pool heating (optional), sun beds, outside shower. The terrace dining area makes for the perfect spot for alfresco dining accompanied by a magnificent sea view.

Villa I is the perfect getaway for a secluded holiday, combined with all the perks of a vacation in a historic centre.

Amenities

 Air Condition in all Rooms	 Hair Dryer	 Barbeque
 Fully Equipped Kitchen	 High Speed Internet Wi-Fi & Ethernet	 Infinity Swimming Pool Heating On Request
 Dishwasher	 Smart TV	 Private Jacuzzi
 Washing Machine	 DVD Player	 Sauna Coming Soon
 Drying Machine Shared Use	 IP/Satellite TV	 Outside Shower Warm Water
 Coffe (Espresso) Machine	 Playstation	 Pool Bar
 Filter Coffe Machine	 5 Zone Sound System	 Sunbeds
 Fridge & Freezer	 Fireplace Wood	 Mediterranean Garden
 Wine Cooler	 Alfresco dining	 Parking
 Ice Maker	 Lounge Area	 Private Tennis Court Clay Court

Layout description

Ground Level

- Entrance
- Fully equipped kitchen
- Large open plan living room with seating area, fireplace, dining area and kitchen. Directly connected to the covered terrace with outdoor dining area, sea view
- 1 master bedroom with en-suite bathroom (sauna coming soon), king size bed
- 1 bedroom with 2 single beds
- 1 bathroom with seaview, accessible through living area
- Walk-in wardrobe

Outdoor Features

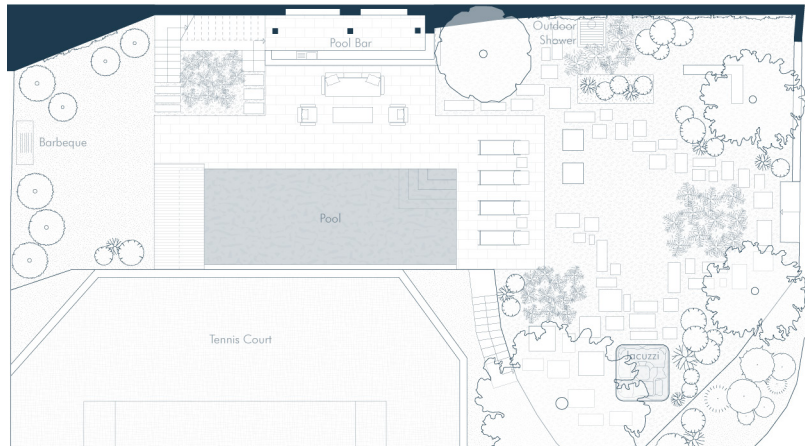
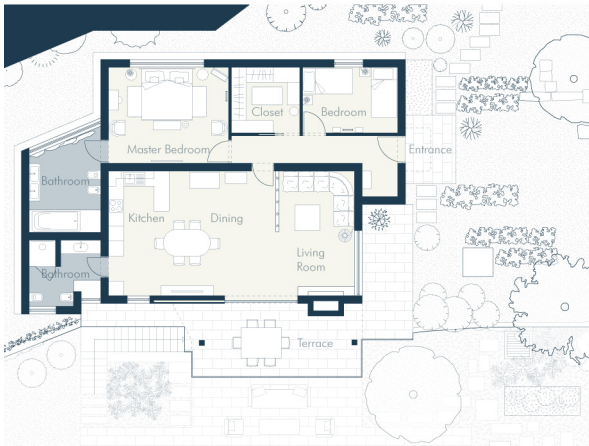
Ground Level

- Terrace with outdoor dining area, sea view
- Mediterranean garden with aromatic plants
- Private parking

Lower Level

- Private infinity swimming pool, optional heating (upon request), sea view
- Private luxurious hot tub, sea view
- Outside shower (with warm water)
- Outdoor pool bar
- Terrace with seating area and sun loungers
- Barbeque area
- Mediterranean garden
- Private clay tennis court (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

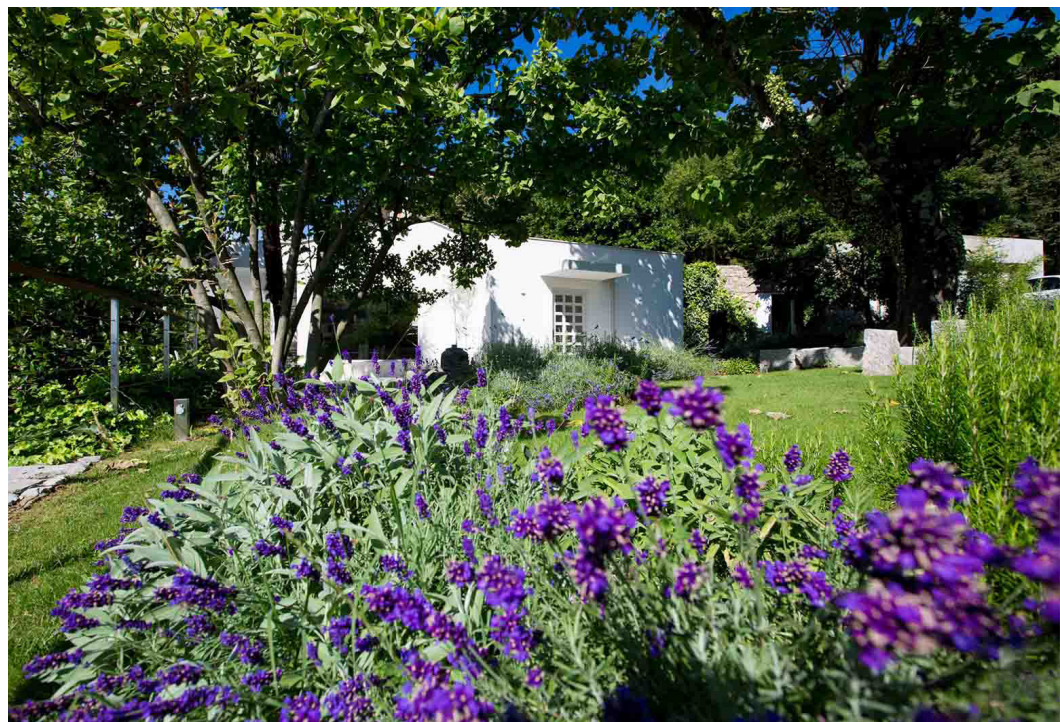
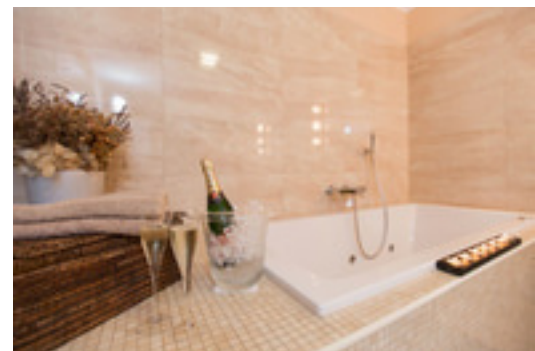
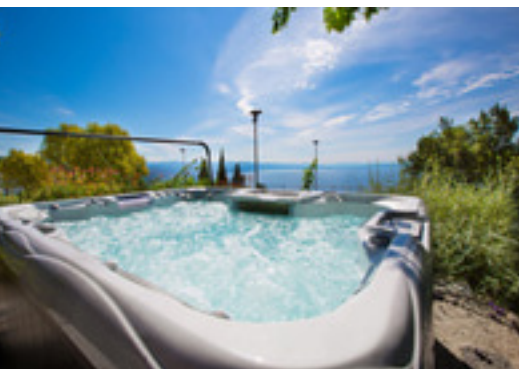
4.5 km | 🚗 9 min 🚶 35 min

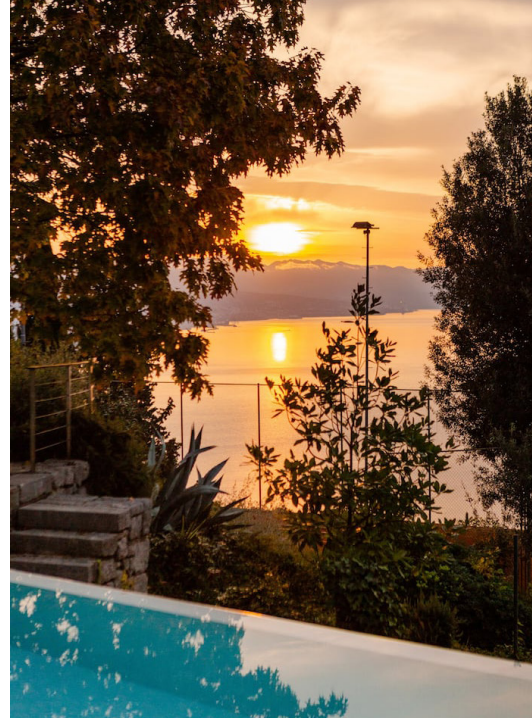
CLOSEST GROCERIES STORE: Butiga Suki

0.6 km | 🚗 1 min 🚶 6 min

Villa Policies

- Maximum 4 guests (extra guest/s only upon request)
- Social events permitted upon request only*
**special conditions apply*
- Pets allowed upon request only







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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