



# Villa Aurea

OPATIJA

Croatia | Sotheby's  
INTERNATIONAL REALTY

# Villa Aurea



**LIVING AREA**  
**470 m2**



**PLOT SIZE**  
**2.350 m2**



**PRICE**  
**0 €**



**BATHROOMS**  
**5**



**ROOMS**  
**5**

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Perched majestically on the sun-drenched slopes near Opatija, Villa Aurea is a sanctuary of tranquility and indulgence, perfect for true hedonists and connoisseurs of luxury. With a 2,350 m2 plot and 470 m2 of meticulously designed living space, this remarkable property seamlessly blends architectural elegance with its natural surroundings, offering panoramic views of the crystalline sea and its lush landscape. The villa's impressive design follows the land's natural contours, enchanting with its harmonious integration into the environment. Contemporary interiors and expansive glass surfaces create a sense of airiness and fluidity, erasing the boundaries between indoor and outdoor living while offering unobstructed views of the sea and surrounding nature. Every detail has been carefully curated to ensure a flawless balance of luxury, comfort, elegance, and aesthetics. The interior of Villa Aurea exudes brightness and timeless elegance. The open, light-filled living area is ideal for relaxing and socializing. The modern kitchen, adorned with warm wooden accents and state-of-the-art appliances, provides the perfect setting for culinary delights. The villa features five spacious, impeccably designed bedrooms, each with its en-suite bathroom and direct access to a terrace with breathtaking sea views. For those seeking moments of complete relaxation, the villa's lower level offers an array of amenities designed for leisure and enjoyment — including a private cinema room, exclusive verandas for evening gatherings, and a thoughtfully landscaped Mediterranean garden that leads to a separate building housing a wine room, gym, sauna, and hammam — spaces dedicated to absolute indulgence. What truly sets this villa apart is its outdoor area, which features a heated infinity pool with a sun deck, an outdoor Jacuzzi, and numerous terraces with lounge zones perfect for spending quality time with family and friends. Villa Aurea is equipped to the highest modern construction standards: underfloor heating, air conditioning throughout, a contemporary fireplace for cozy evenings, and ample private parking. Villa Aurea is more than just a property — it's a complete experience and the perfect choice for those seeking ultimate luxury, comfort, elegance, and tranquility. Whether relaxing by the pool, enjoying the warmth of the Jacuzzi, or exploring the beauty of Istria, Villa Aurea offers a rare harmony of peace, natural beauty, and unmatched luxury.

If you're searching for a private retreat, ...

## AMENITIES

Balcony ✓   Energy certificate ✓   Fitness ✓   Furnished ✓  
Terrace ✓   Garden ✓   Parking ✓   Pool ✓   Sauna ✓   Seaview



