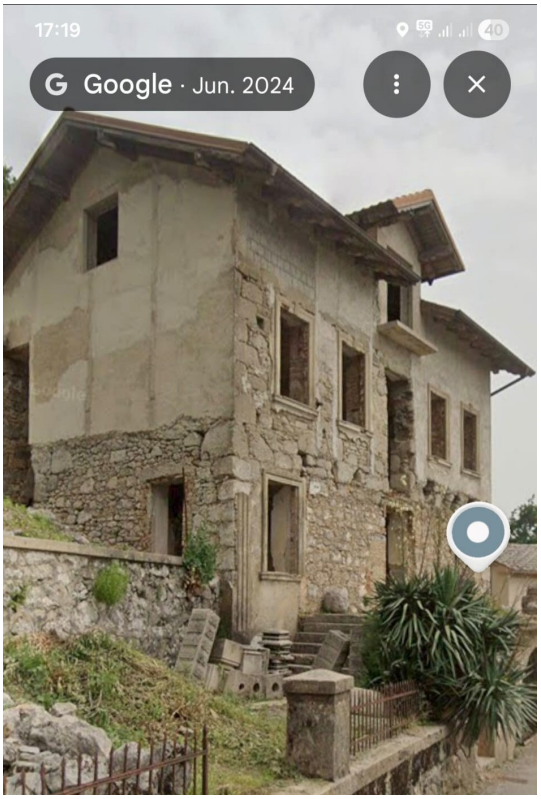
ISTRIA ADRIA
Pot za Brdom 102, 1000 Ljubljana
e-mail: info@istria-adria.com
web: istria-adria.com
info: +386 59 200 071





Code :	13051
Location :	Opatija
Lot size :	1200 m2
Garden size :	0.00 m2
Number of bedrooms :	6
Seaview :	Yes
Parking :	Yes
Energy efficiency :	Not specified

Price :	360.000 €

Villa Grgurina – Historical Stone Villa with Panoramic Views of the Kvarner Gulf

The unique, detached stone Villa Grgurina, located in the small village of Rukavac just 5 km from Opatija and the sea, offers an exceptional abundance of historical character, immense potential, and magnificent views.

Built at the end of the 19th century, the villa once belonged to one of the wealthiest residents of Opatija and its surroundings. With its prime location, architectural grandeur, and a history of glamorous gatherings, it still reflects the elegance of times gone by. Due to its elevated position at approximately 300 meters above sea level, it offers a breathtaking panoramic view of the Kastav region, Rijeka, the Kvarner Gulf, and the islands of Krk, Cres, and Lošinj.

Basic Information:

Location: Rukavac, 5 km from Opatija and the sea

Property Type: Detached stone villa

Villa Size: 460 m²

Plot Size: 1,200 m²

Floors: Basement, ground floor, first floor, second floor

View: Open panoramic view of the sea and the Kvarner Gulf

Condition: Renovation started, new roof and mezzanine structures

Layout and Customization Options:
The villa spans four levels. An authentic traditional tavern (konoba) is located in the basement. The ground floor and the

ISTRIA ADRIA
Pot za Brdom 102, 1000 Ljubljana
e-mail: info@istria-adria.com
web: istria-adria.com
info: +386 59 200 071

first floor are connected by both internal and external staircases, while the second floor is designed as an independent residential unit. Thanks to its size, layout, and location, the property allows for several different layout concepts:

Three separate apartment units

Two spacious residential units

A prestigious private residence

A boutique tourist or hospitality facility

Every floor offers an open view of the sea, which gives the villa exceptional value for both private living and tourism investment.

Renovating and Potential:
Current condition of the building: The original stone walls are preserved, while a brand-new roof and new concrete mezzanine structures have been installed. Projects documenting the current state and planned adaptation are already prepared and fully aligned with historical and urban planning guidelines. The villa represents an excellent opportunity for a buyer looking to upgrade a historical property with a modern vision of living, a luxury tourist offer, or an exclusive private home.

The Grounds:
The spacious surrounding area of 1,200 m² features a cascading garden layout and offers the opportunity to create a luxurious outdoor space featuring:

An infinity pool

A sunbathing terrace

A lounge area

A Mediterranean garden

A space for relaxation and socializing

Why Villa Grgurina?
Villa Grgurina is not just a property born in 1891. It is historical heritage, an architectural gem, and a rare opportunity to create a prestigious home or a premium tourist story in the immediate vicinity of Opatija. Its combination of stone architecture, rich history, exceptional location, panoramic views, and vast development potential places it among the most special properties in the Kvarner area, well worth restoring to its former glory.