

Apartment

Opatija, Kvarner



Ref	RE-U-32009
Type	Apartment
Region	Kvarner > Opatija
Location	Opatija
Front line	No
Sea view	Yes
Distance to sea	500 m
Floorspace	117 sqm
No. of bedrooms	2

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No. of bathrooms

2

Price

€ 766 025

Spacious Apartment in a New Building with Sea View, Shared Swimming Pool, and Garage in Opatija!

We are offering for sale a beautiful, modern apartment (S5) spanning 117.85 m², located above the center of Opatija with a panoramic sea view. This exclusive property features 3 balconies, an elevator, and two parking spaces. The apartment's southern orientation ensures stunning views and abundant natural light throughout the year, enhanced by sliding glass walls.

Located on the 2nd floor of a new, exclusive building, the apartment comprises:

- Two bedrooms with en-suite bathrooms
- A separate toilet
- A beautiful open-plan living room connected to the dining area and kitchen, all leading to a terrace with unobstructed views of the sea

Key features include:

- Fantastic SCHUCO aluminum carpentry
- First-class parquet flooring
- Electric blinds
- Top-quality sanitary ware
- Italian ceramics
- Burglar-proof entrance door
- Elevator
- Shared pool
- Energy-efficient construction and insulation

The apartment provides access to the shared pool and includes an elevator and two parking spaces. The location is superb: a quiet and peaceful street above the center of Opatija, close to the beach and the Lungomare promenade. The beach is an 8-minute walk or a 1-minute drive away. Additionally, the building is surrounded by lush green forest.

This is a perfect opportunity to purchase a fantastic property in one of the most beautiful cities on the Adriatic, ideal for living, tourist rentals, or investment.

Overall additional expenses borne by the Buyer of real estate in Croatia are around 7% of property cost in total, which includes: property transfer tax (3% of property value), agency/brokerage commission (3%+VAT on commission), advocate fee (cca 1%), notary fee, court registration fee and official certified translation expenses. Agency/brokerage agreement is signed prior to visiting properties.

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Property advantages:

Garage
Swimming pool
Lift
Modern

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Price per m²:
6.547 €

Average price/m² of this type
in this region:
4.958 €

Median price/m² of this type
in this region:
4.720 €

Average price/m² of this type
in Croatia:
4.594 €

Median price/m² of this type
in Croatia:
4.219 €

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