

# Apartment

## Opatija, Kvarner



<b>Ref</b>	RE-U-31982
<b>Type</b>	Apartment
<b>Region</b>	Kvarner > Opatija
<b>Location</b>	Opatija
<b>Front line</b>	No
<b>Sea view</b>	Yes
<b>Distance to sea</b>	500 m
<b>Floorspace</b>	109 sqm
<b>No. of bedrooms</b>	2
<b>No. of bathrooms</b>	2
<b>Price</b>	€ 1 699 000

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## Amazing Apartment in a New Building with Sea View in Opatija!

We are delighted to offer for sale a stunning modern apartment (P7) with an area of 110.54 m<sup>2</sup>, located above the center of Opatija with a panoramic sea view. This exclusive property features a balcony, a swimming pool, an elevator, and two parking spaces. Its southern orientation ensures beautiful views and abundant natural light throughout the year, thanks to sliding glass walls.

The apartment comprises:

- Two bedrooms
- Two bathrooms
- One toilet
- An open-plan living room connected to the dining area and kitchen, with access to a terrace that offers a breathtaking view of the sea

Key features include:

- 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 includes access to the shared pool, an elevator, and two parking spaces (one in the garage and one uncovered).

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 just an 8-minute walk or a 1-minute drive away. The building is also surrounded by lush green forest, enhancing its serene environment.

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,

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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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Price per m<sup>2</sup>:  
15587 €

Average price/m<sup>2</sup> of this type  
in this region:  
4926 €

Median price/m<sup>2</sup> of this type  
in this region:  
4890 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
4481 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
4135 €



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