

# Apartment

## Opatija, Kvarner



<b>Ref</b>	RE-U-31977
<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>	105 sqm
<b>No. of bedrooms</b>	2
<b>No. of bathrooms</b>	2
<b>Price</b>	€ 1 699 000

### **Exquisite Apartment with a Sea View in a New Luxury Building in Opatija!**

Permit me to present to you an extraordinary opportunity: a modern and luxurious apartment, denoted as P7, with an area of 110.54 square meters, perched above the heart of Opatija. This esteemed property offers a panoramic vista of the azure sea, complete with a balcony, a swimming pool, an elevator, and two parking spaces.

This residence, remarkable for its southern orientation, promises unparalleled views and an abundance of light throughout the year, courtesy of its expansive sliding glass walls. Within, one will find two well-appointed bedrooms, each accompanied by a bathroom, along with an additional toilet. The splendid open-plan living room, seamlessly connected to the dining area and kitchen, affords direct access to a terrace where one might revel in the breathtaking sea view.

Allow me to enumerate the distinguished features of this property:

- Superb SCHUCO aluminum carpentry
- First-rate parquet flooring
- Electric blinds
- Premium sanitary ware
- Exquisite Italian ceramics
- Burglar-proof entrance door
- Elevator
- Shared swimming pool
- Energy-efficient construction and insulation

The apartment enjoys access to the shared pool and is served by an elevator. It also includes two parking spaces, one of which resides in the garage, while the other remains uncovered.

The location of this residence is unparalleled: situated on a tranquil and serene street above the bustling center of Opatija, it lies in close proximity to the beach and the renowned Lungomare promenade. The beach is but an eight-minute stroll or a minute's drive away. Enveloped by verdant forest, the building offers a sanctuary of peace and natural beauty.

This opportunity is a rare gem, offering a splendid residence in one of the Adriatic's most enchanting cities. Whether one seeks a serene abode, a lucrative tourist rental, or a sound investment, this property is indeed worthy of consideration.

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

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commission), advocate fee (cca 1%), notary fee, court registration fee and official certified translation expenses. Agency/brokerage agreement is signed prior to visiting properties.

### **Property advantages:**

Garage  
Swimming pool  
Lift  
Modern

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Price per m<sup>2</sup>:  
16.181 €

Average price/m<sup>2</sup> of this type  
in this region:  
4.958 €

Median price/m<sup>2</sup> of this type  
in this region:  
4.720 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
4.594 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
4.219 €

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