

# Apartment

## Opatija, Kvarner



<b>Ref</b>	RE-U-31974
<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>	118 sqm
<b>No. of bedrooms</b>	2

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**No. of bathrooms**

2

**Price**

€ 832 846

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

We're handling the sale of a stunning modern apartment, P7, covering 110.54 square meters, perched above the center of Opatija with a sweeping view of the sea. This gem includes a balcony, swimming pool, elevator, and two parking spaces. This exclusive property boasts a southern orientation, offering breathtaking views and flooding the apartment with light all year round through its sliding glass walls.

The apartment features:

- Two bedrooms
- Two bathrooms
- One additional toilet
- A spacious open-plan living room connected to the dining area and kitchen, all leading out to a terrace where you can soak in the endless blue of the sea.

Highlighted features include:

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

This apartment offers access to a shared pool and is equipped with an elevator. It comes with two parking spaces: one in the garage and one uncovered.

The location is exceptional: nestled in a quiet, peaceful street above the vibrant heart of Opatija, it's close to the beach and the Lungomare promenade. The beach is just an 8-minute walk away, or a mere minute's drive. Plus, the building is surrounded by lush green forest, adding to its tranquil setting.

This is a prime opportunity to secure a remarkable property in one of the Adriatic's most beautiful cities. Perfect for living, tourist rental, or investment, this apartment is a true find.

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>:  
7058 €

Average price/m<sup>2</sup> of this type  
in this region:  
4924 €

Median price/m<sup>2</sup> of this type  
in this region:  
4886 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
4459 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
4124 €



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