

# New development

## Opatija, Kvarner



<b>Ref</b>	RE-U-31038
<b>Type</b>	New development
<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>	92 sqm
<b>No. of bedrooms</b>	2

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**No. of bathrooms**

2

**Price**

€ 617 900

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Apartments in a new building with a sea view, shared pool, garage in Opatija, mere 500 meters from the sea and Lungomare!

We are delighted to present a remarkable opportunity: apartments in a splendid new building offering breathtaking sea views, a shared swimming pool, and garage facilities, all located a mere 500 meters from the shoreline.

Noteworthy features of this luxury complex include:

- Exceptional SCHUCO aluminum carpentry
- Premium parquet flooring
- Electric blinds for added convenience
- Top-of-the-line sanitary ware
- Elegant Italian ceramics
- A robust, burglar-proof entrance door
- Elevator access
- Shared swimming pool
- Energy-efficient construction and insulation

This apartment grants access to the shared pool and provides both an underground garage space and an uncovered parking area. Nestled in a tranquil street just above the heart of Opatija, the location is ideal, mere minutes from the beach and the picturesque Lungomare promenade. A leisurely eight-minute walk will lead you to the beach, while a brief drive of just one minute will suffice.

Surrounded by lush greenery, this property presents an exceptional opportunity to acquire a magnificent residence in one of the Adriatic's most enchanting cities, perfect for both personal living and as a lucrative investment in the tourist rental market.

Among these exquisite offerings is sample Apartment P3, a modern dwelling spanning 92.14 m<sup>2</sup>, perched above the charming center of Opatija. This residence boasts panoramic vistas of the sea and features a delightful balcony, an inviting swimming pool, and an elevator, alongside two dedicated parking spaces. The apartment is brilliantly oriented to the south, ensuring an abundance of natural light and spectacular views throughout the year, enhanced by sliding glass walls that afford an unobstructed vista.

The interior comprises two well-appointed bedrooms, two bathrooms, and a convenient additional toilet. The spacious open-plan living room flows effortlessly into the dining area and kitchen, with direct access to the terrace, where one can revel in the serene beauty of the azure sea.

### **Other available apartments:**

Ground floor

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31027 - 118 sq.m. - 2 bedrooms - 747 000 eur

31032 - 96 sq.m. - 2 bedrooms - 605 000 eur

31034- 118 sq.m. - 2 bedrooms - 748314 eur

### 1st floor:

31035 - 100 sq.m. - 2 bedrooms- 640 000 eur

31038 - 92 sq.m. - 2 bedrooms - 590 000 eur

29948 - 104 sq.m. - 2 bedrooms - 664 000 eur

32006- 115 sq.m. - 2 bedrooms - 729 225 eur

31977 - 105 sq.m. - 2 bedrooms - 663 720 eur

### 2d floor:

31982 - 109 sq.m. - 2 bedrooms - 712 140 eur

31040 - 110 sq.m. - 2 bedrooms - 719 000 eur

29947 - 95 sq.m. - 2 bedrooms - 611 000 eur

29946 - 105 sq.m. - 2 bedrooms - 675 000 eur

32009 - 117 sq.m. - 2 bedrooms - 766 025 eur

31974- 119 sq.m. - 2 bedrooms - 832 846 eur

31964 - 105 sq.m. - 2 bedrooms - 720 002 eur

### Penthouse:

32002 - 245 sq.m. - 3 bedrooms - 1 598 610 eur

Absolutely stunning apartments of prime location in Opatija!

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.

### Property advantages:

Garage

Swimming pool

Lift

Modern

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Price per m<sup>2</sup>:  
6.716 €

Average price/m<sup>2</sup> of this type  
in this region:  
6.368 €

Median price/m<sup>2</sup> of this type  
in this region:  
6.564 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
4.587 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
4.261 €

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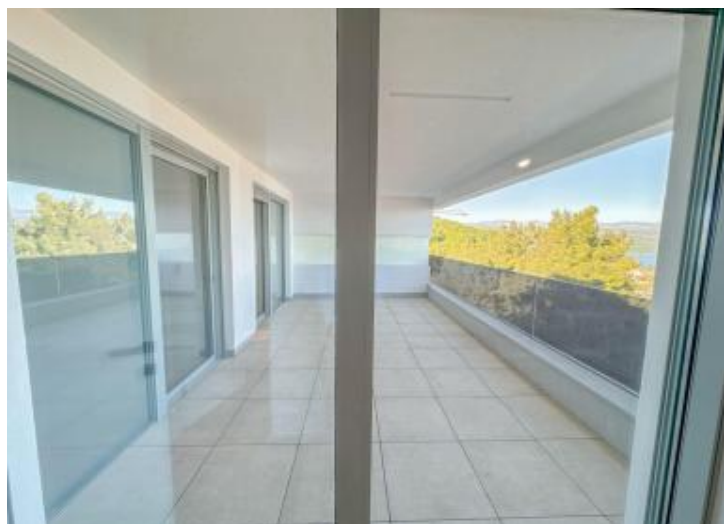
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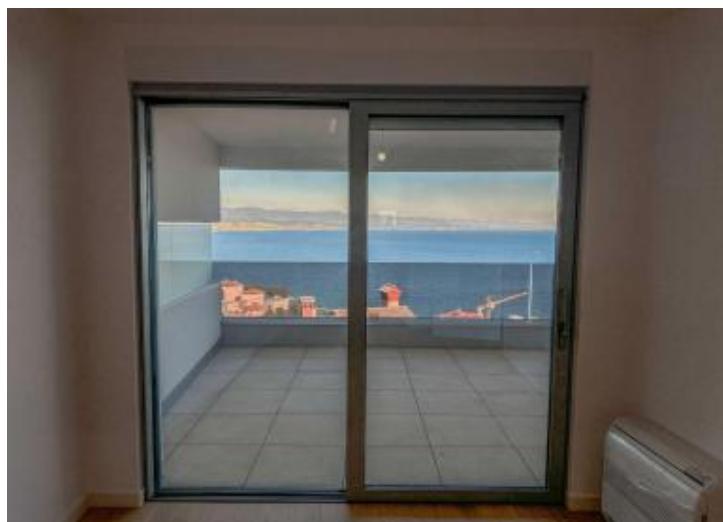
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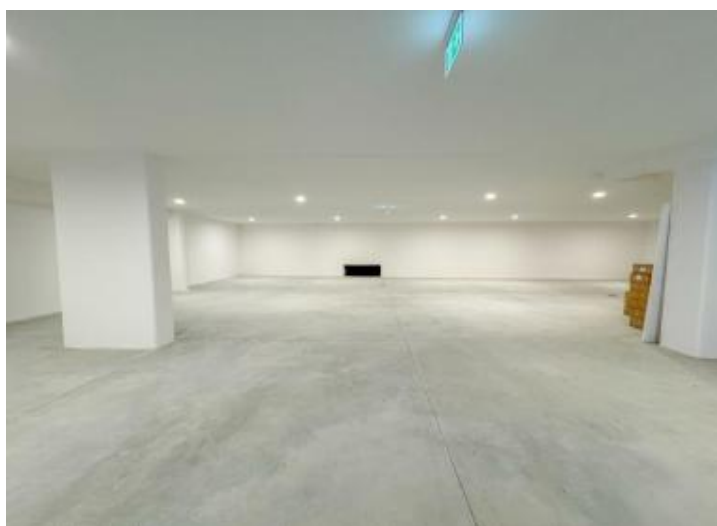
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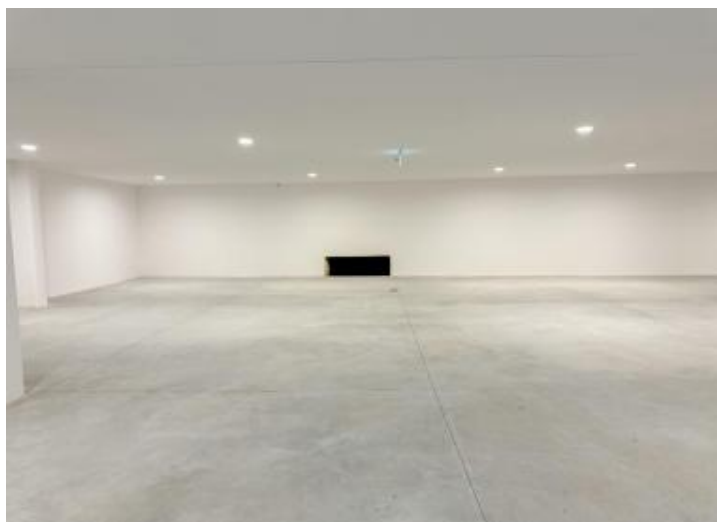
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