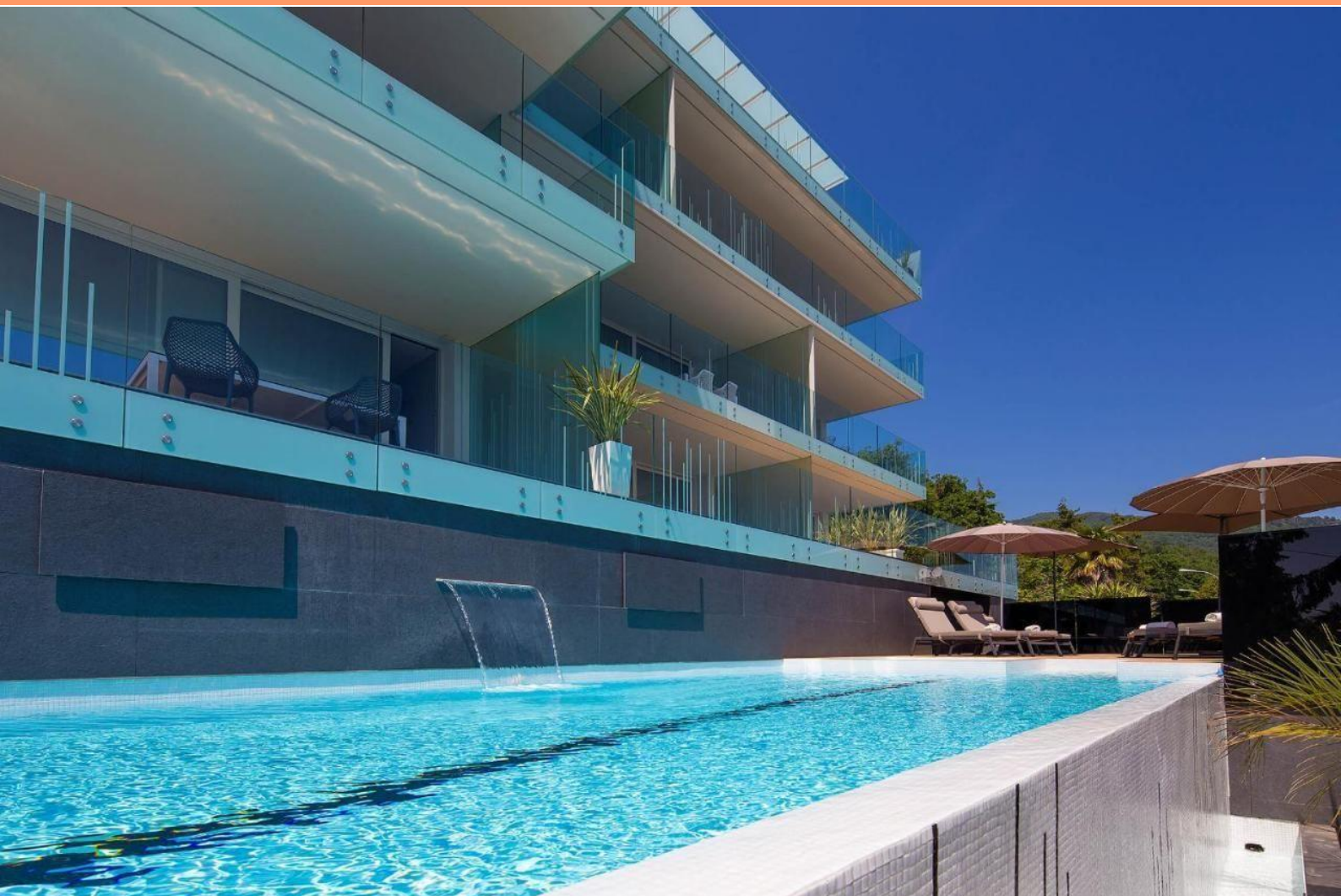


# Apartment

## Opatija, Kvarner



<b>Ref</b>	RE-U-34385
<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>	150 m
<b>Floorspace</b>	82 sqm
<b>No. of bedrooms</b>	1
<b>No. of bathrooms</b>	1
<b>Price</b>	Price upon request

# Apartment

## Opatija, Kvarner



For sale is a luxuriously appointed apartment in the heart of Opatija, a gem of the Adriatic coast, mere 150 meters from the sea, in a complex with swimming pool.

This splendid residence, boasting a living area of 82 square meters, offers two bedrooms and a grand terrace that commands an unparalleled view of the sea.

Upon entering, one is greeted by a spacious hallway that leads to a generously sized bedroom and elegantly designed bathroom. The living room, a bright and inviting space, merges seamlessly with a modern kitchen crafted from the finest materials, accompanied by a dining area perfect for entertaining. Yet, it is the terrace that truly sets this apartment apart—a magnificent, expansive space that offers a panoramic view of the sea and the Kvarner Bay, where one can savor the simple pleasure of a morning coffee or bask in the tranquility of an evening under the stars.

The apartment's practicality is ensured by the inclusion of a private garage parking space, along with a designated area for bicycle storage. Comfort is further guaranteed with the installation of a heat pump system for heating, complemented by air conditioning throughout.

Set within a residential building surrounded by a meticulously maintained, fenced garden, this property also grants access to a shared swimming pool, a rare luxury in this prime location. Newly built and only 150 meters from the sea, this exceptional apartment offers not only high-quality living but also a breathtaking connection to the Adriatic's ever-changing beauty.

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.

# Apartment

## Opatija, Kvarner



Average price/m<sup>2</sup> of this type  
in this region:  
4934 €

Median price/m<sup>2</sup> of this type  
in this region:  
4900 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
4485 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
4159 €



# Apartment

## Opatija, Kvarner



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[www.adrionika.com](http://www.adrionika.com)

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## Opatija, Kvarner



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# Apartment

Opatija, Kvarner



# Apartment

## Opatija, Kvarner

