

# Apartment

## Opatija, Kvarner



<b>Ref</b>	RE-U-33701
<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>	900 m
<b>Floorspace</b>	92 sqm
<b>No. of bedrooms</b>	1
<b>No. of bathrooms</b>	1
<b>Price</b>	€ 560 000

## **Luxury Apartment with Swimming Pool and Sea View in a Hotspot of Prestige - Opatija!**

We are pleased to present this luxurious apartment near the center of Opatija, 800-900 meters from the sea.

Located on the first floor of a modern building, this apartment offers a total area of 92 m<sup>2</sup>, including 76 m<sup>2</sup> of interior space, plus two garage parking spaces and a basement storage unit totaling 16 m<sup>2</sup>.

The apartment layout features an entry hall, a spacious and bright living room with a dining area and a modern kitchen, a bedroom, a bathroom, and a separate guest toilet. Both the living room and bedroom open onto a terrace, providing panoramic views of the sea and the Kvarner Bay. The building is surrounded by a well-maintained, fenced garden and includes a shared pool for residents.

This property is ideal for those seeking a comfortable, modern living space with convenient parking in Opatija's prestigious district.

Thank you for your interest in our property offerings. For further details or to schedule a viewing, please feel free to contact us.

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Opatija is an elite Adriatic seaside resort, renowned for its rich history, grand villas, and beautiful parks. With its famous Lungomare promenade, luxury hotels, and top-notch gastronomy, Opatija is the perfect destination for an enjoyable lifestyle or an unforgettable holiday.

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.

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Price per m<sup>2</sup>:  
6087 €

Average price/m<sup>2</sup> of this type  
in this region:  
4986 €

Median price/m<sup>2</sup> of this type  
in this region:  
4921 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
4478 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
4127 €



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Tel: +385 91 357 3071 Viber, Whatsapp  
info@adrionika.com  
www.adrionika.com

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