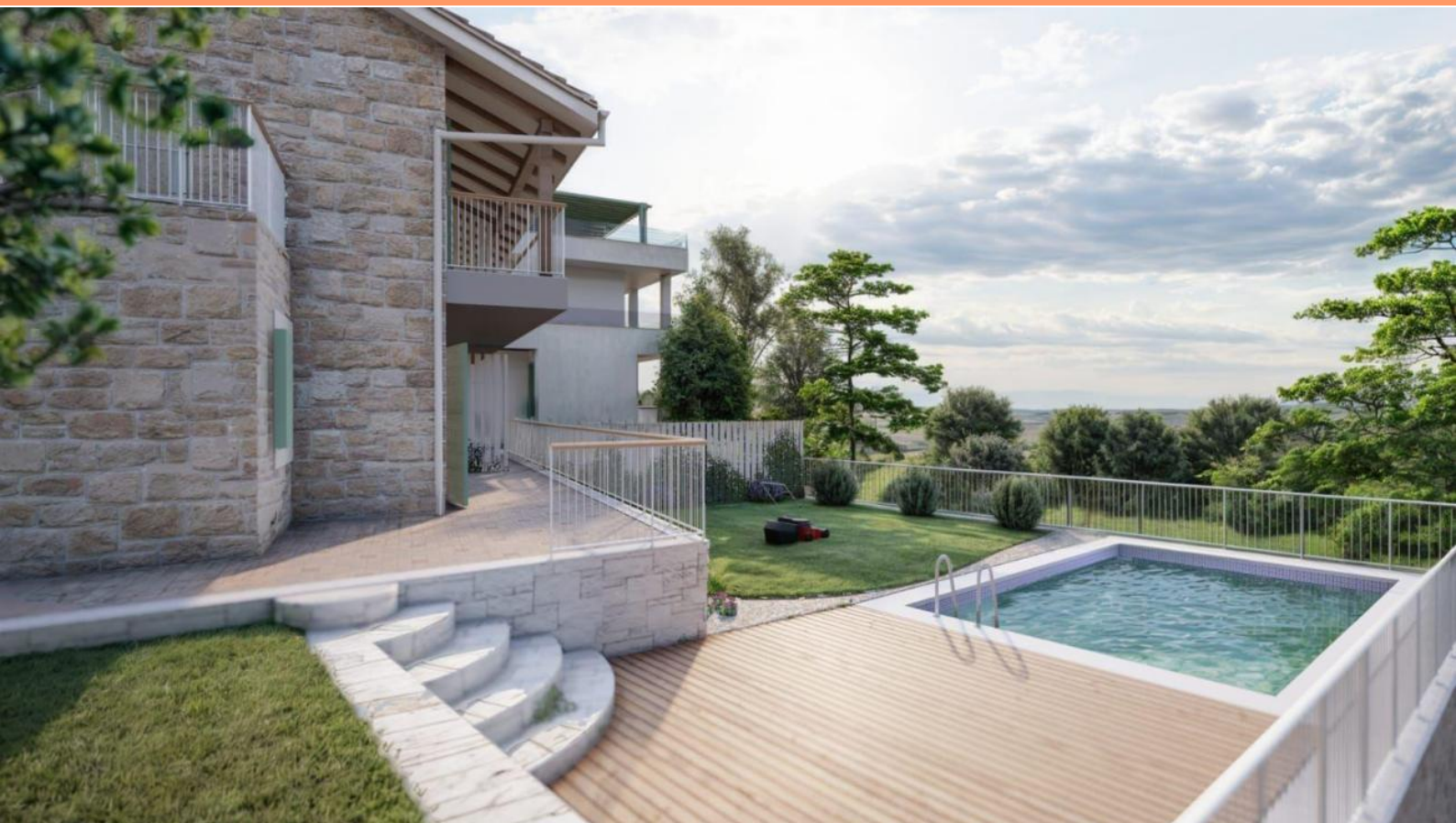


# Apartment

## Bregi, Kvarner



<b>Ref</b>	RE-U-34624
<b>Type</b>	Apartment
<b>Region</b>	Kvarner › Opatija
<b>Location</b>	Bregi
<b>Front line</b>	No
<b>Sea view</b>	Yes
<b>Distance to sea</b>	1200 m
<b>Floorspace</b>	100 sqm
<b>No. of bedrooms</b>	2
<b>No. of bathrooms</b>	2
<b>Price</b>	€ 370 000

### **Opatija, Bregi - A Splendid Two-Story Apartment of 100m<sup>2</sup> with Panoramic Sea Views and a Private Pool, Set Amidst Manicured Grounds**

Allow us to introduce a luxurious two-story residence, formally designated as *Apartment 2*, offering an exceptional living experience with sweeping vistas over the Kvarner Bay.

This duplex property spans 100 square meters of finely appointed interior space, accompanied by a pool and charmingly landscaped grounds.

#### **Ground Floor Layout**

The ground level unfolds as follows:

1. **Living Room** – Spacious at 24.89 m<sup>2</sup>.
2. **Kitchen and Dining Area** – A generous 24.37 m<sup>2</sup>, designed for both functionality and comfort.
3. **Bathroom** – Compact, yet well-appointed, at 3.51 m<sup>2</sup>.
4. **Internal Staircase** – Leading to the upper floor, covering 7.15 m<sup>2</sup>.
5. **Hallway** – Seamlessly connecting the rooms, also 7.15 m<sup>2</sup>.
6. **Tavern Room** – An inviting space, 7.15 m<sup>2</sup>, ideal for leisurely gatherings.
7. **Covered Terrace** – Measuring 3.12 m<sup>2</sup>, this outdoor space provides a cozy corner to enjoy the serene surroundings.

*Total Interior Space on the Ground Floor: **66.53 m<sup>2</sup>***

#### **First Floor Layout**

Ascending to the upper floor, one finds:

1. **Bedroom 1** – A comfortable sleeping quarter of 7.95 m<sup>2</sup>.
2. **Bedroom 2** – Slightly larger, measuring 8.82 m<sup>2</sup>.
3. **Bathroom** – Neatly fitted, occupying 2.41 m<sup>2</sup>.
4. **Internal Staircase** – Covering an area of 2.20 m<sup>2</sup>.
5. **Hallway** – Connecting all upstairs rooms, measuring 4.74 m<sup>2</sup>.
6. **Open Terrace** – A lovely 4.65 m<sup>2</sup> space for enjoying fresh air and the expansive views.

*Total Interior Space on the First Floor: **30.75 m<sup>2</sup>***

The residence, one of only two units in the building, occupies a tranquil location, removed from the bustle yet within easy reach of essential amenities for a refined lifestyle. Southward facing, it affords an uninterrupted, panoramic view of the Kvarner Bay's majestic expanse.

### Construction and Finishes

This apartment resides within a sturdily built, lavishly outfitted home, where no detail has been overlooked in ensuring quality. High-end materials and meticulously applied finishes include:

- Exterior stone wool insulation, a full 10cm in thickness for optimal energy efficiency.
- Premium aluminum window frames, promising durability and elegance.

### Landscaping and Grounds

The grounds are immaculately maintained, with several descending terraces that create a sense of natural flow across the property. To the east, a beautifully situated pool offers both respite and a stunning view over the Adriatic.

With clear title and in impeccable order, this is a prime opportunity for both luxurious family living and a worthwhile investment in elite tourism. The property lies a mere 1.2 kilometers from the sea (as the crow flies) or a brief 4.7-kilometer drive, approximately seven minutes by car.

A true gem in the heart of the Opatija Riviera, this residence promises an enviable blend of elegance and tranquility.

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

## Bregi, Kvarner



Price per m<sup>2</sup>:  
3700 €

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 €

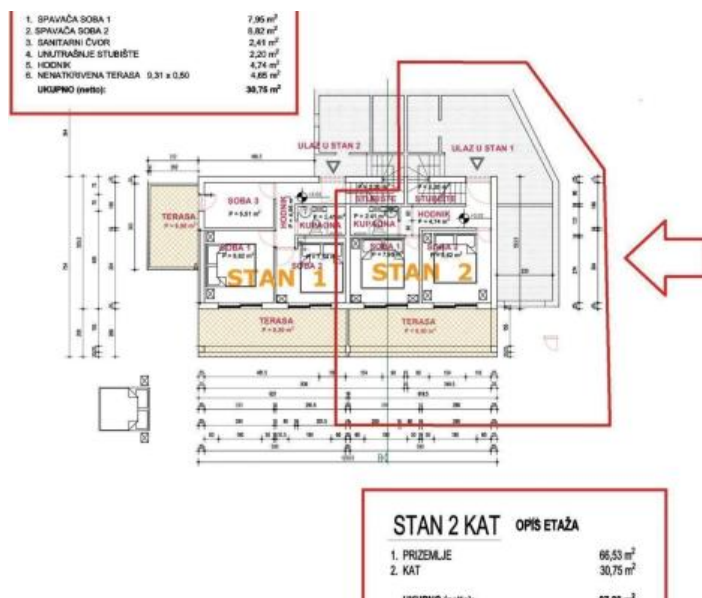
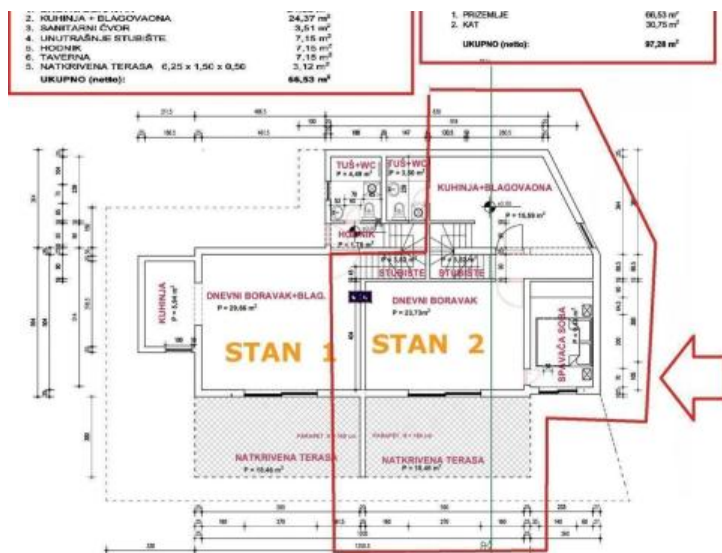


# Apartment

## Bregi, Kvarner



# Apartment Bregi, Kvarner





### STAN 2 PRIZEMLJE

#### OPIS PROSTORIJA

1. DNEVNI BORAVAK	24,89 m <sup>2</sup>
2. KUHINJA + BLAGOVAONA	24,37 m <sup>2</sup>
3. SANITARNI ČVOR	3,51 m <sup>2</sup>
4. UNUTRAŠNJE STUBIŠTE	7,15 m <sup>2</sup>
5. HODNIK	7,15 m <sup>2</sup>
6. TAVERNA	7,15 m <sup>2</sup>
5. NATKRIVENA TERASA 6,25 x 1,50 x 0,50	3,12 m <sup>2</sup>
<b>UKUPNO (netto):</b>	<b>66,53 m<sup>2</sup></b>

### STAN 2 KAT

#### OPIS PROSTORIJA

1. SPAVAČA SOBA 1	7,95 m <sup>2</sup>
2. SPAVAČA SOBA 2	8,82 m <sup>2</sup>
3. SANITARNI ČVOR	2,41 m <sup>2</sup>
4. UNUTRAŠNJE STUBIŠTE	2,20 m <sup>2</sup>
5. HODNIK	4,74 m <sup>2</sup>
6. NENATKRIVENA TERASA 9,31 x 0,50	4,65 m <sup>2</sup>
<b>UKUPNO (netto):</b>	<b>30,75 m<sup>2</sup></b>

### STAN 2 KAT

#### OPIS ETAŽA

PRIZEMLJE	66
KAT	30
<b>UKUPNO (netto):</b>	<b>97</b>