

# Apartment

## Opatija, Kvarner



<b>Ref</b>	RE-U-35719
<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>	80 m
<b>Floorspace</b>	80 sqm
<b>No. of bedrooms</b>	2
<b>No. of bathrooms</b>	2
<b>Price</b>	Price upon request

### **Luxurious Apartment in a Historic Villa with Stunning Sea Views in the Heart of Opatija, mere 80 meters from the sea!**

Located on the top floor of a historic villa in central Opatija, this exceptional 80 m<sup>2</sup> apartment offers breathtaking sea views and a serene ambiance.

The villa houses only four apartments, ensuring privacy and exclusivity. Facing the sea, the apartment is bathed in natural light and provides panoramic views of the Adriatic, lush greenery, and Opatija's historic center. It occupies the entire floor of the building.

The meticulously designed interior features two elegant bedrooms, each with its own en-suite bathroom, complete with spacious walk-in showers. Additionally, the apartment includes a guest toilet and an open-plan living area that seamlessly connects the dining space and a fully equipped kitchen.

The interiors are marked by high ceilings, expansive French windows that fill the rooms with light, and a sophisticated palette of warm, earthy tones inspired by natural materials such as wood, stone, and sand. Premium finishes and top-tier amenities enhance the living experience, including:

- **Hain oak flooring**
- **Villeroy & Boch sanitary ware**
- **Bosch appliances**
- **Artisan and Natuzzi furniture**
- **Daikin heating and cooling system with fan coil units** in every room and underfloor heating in the bathrooms.

An outdoor parking space in the villa's courtyard adds to the convenience.

This prime location offers a perfect balance of tranquility and accessibility. The nearest beach is just 80 meters away, while Opatija's renowned restaurants, cafés, and the scenic Lungomare promenade are within a short walking distance.

The apartment is sold fully furnished, making it an ideal choice for a ready-to-move-in home in the Kvarner region or as a lucrative luxury rental investment.

To schedule a viewing, contact a trusted agent. Consultations in German are also available.

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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Average price/m<sup>2</sup> of this type  
in this region:  
5002 €

Median price/m<sup>2</sup> of this type  
in this region:  
4923 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
4483 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
4130 €

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