

# Apartment

## Opatija, Kvarner



<b>Ref</b>	RE-U-37401
<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>	500 m
<b>Floorspace</b>	105 sqm
<b>No. of bedrooms</b>	2
<b>No. of bathrooms</b>	2
<b>Price</b>	€ 685 200

Exclusive apartment in a new building with sea view, shared pool, garage in Opatija centre, mere 500 meters from the sea!

We are mediating the sale of a beautiful modern new built apartment above the center of Opatija with a panoramic view of the sea, a terrace, a swimming pool, an elevator and two parking spaces in the garage. This modern and exclusive property stands out for its southern orientation with beautiful views, sliding glass walls that allow an unobstructed view and lots of light throughout the year.

The apartment P5 consists of two bedrooms, two bathrooms and one toilet, and a beautiful open space living room is connected to the dining room and kitchen, and from the whole space there is an exit to the terrace, where you can enjoy the beautiful view of the blue sea.

We highlight the highest quality of construction:

- fantastic SCHUCO aluminum carpentry
- first-class parquet
- electric shutters
- high-quality sanitary facilities
- Italian ceramics
- security entrance door
- lift
- shared swimming pool
- energy-efficient construction and insulation

The apartment has access to the shared pool, and also has an elevator and two parking spaces places, one of which is in the garage, and the other is uncovered.

The location of the apartment is fantastic: a quiet and peaceful street above the very center of Opatija, close to the beach and the Lungomare promenade. You can walk to the beach in just 8 minutes, and it really only takes one minute to drive. It is important to point out that the building is surrounded by green forest. It is a perfect opportunity to buy a fantastic property in one of the most beautiful cities on the Adriatic. Ideal both for living, as well as for tourist rental or investment.

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>:  
6526 €

Average price/m<sup>2</sup> of this type  
in this region:  
4930 €

Median price/m<sup>2</sup> of this type  
in this region:  
4893 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
4475 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
4135 €

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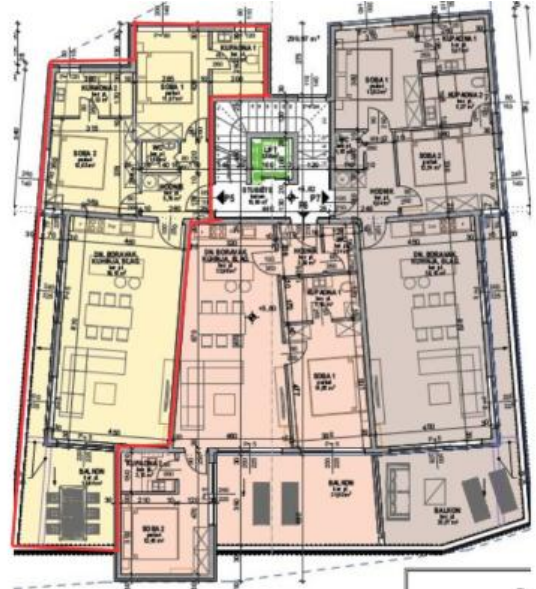
## Opatija, Kvarner





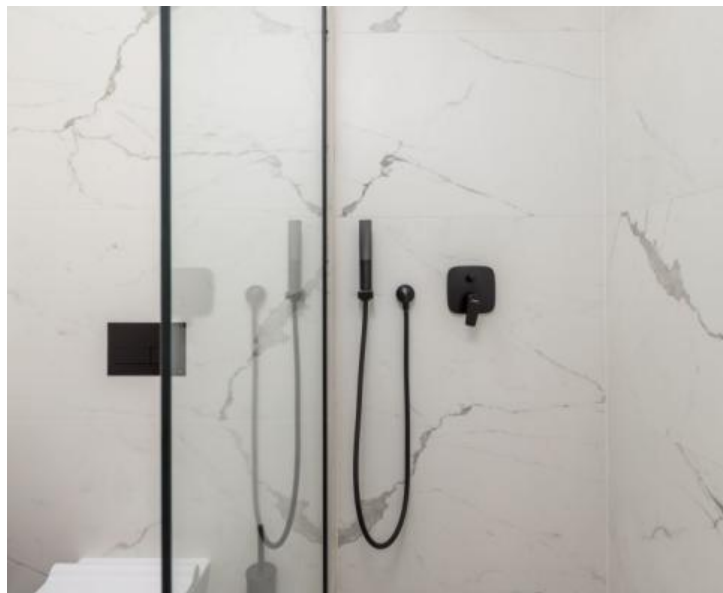
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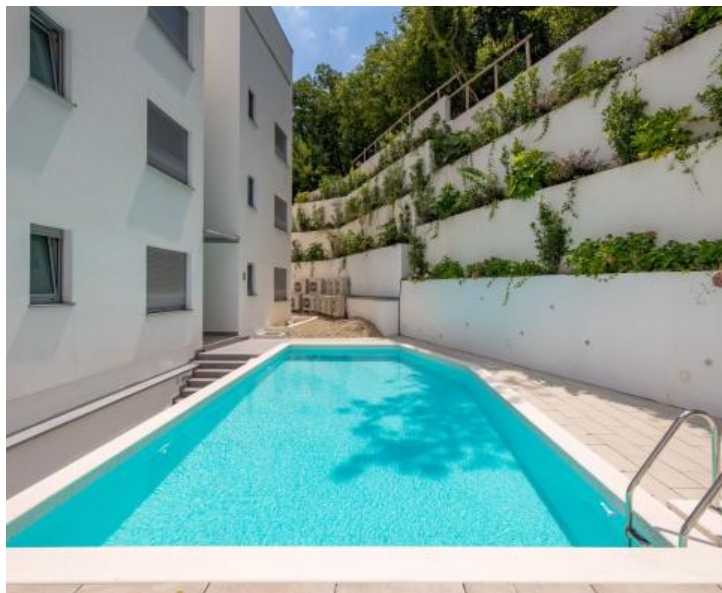
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