

House

Opatija, Kvarner



Ref	RE-U-35022
Type	House
Region	Kvarner > Opatija
Location	Opatija
Front line	No
Sea view	Yes
Distance to sea	300 m
Floorspace	230 sqm
Plot size	1270 sqm

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No. of bedrooms

4

Price

€ 1 050 000

Historic House in the Heart of Opatija - 230m² on a 1,200m² Land Plot, Just 300m from the Sea!

This detached house, set in a prime central location, offers exceptional investment potential or an ideal setting for a comfortable family home.

Property Highlights:

- Two-story house with two spacious garages and storage on the ground floor.
- The upper floor features a 117m² three-bedroom apartment with ample living space.
- Stunning sea views and only a 300m walk to the Lungomare promenade and beach.
- Expansive 1,200m² plot, allowing for the construction of two additional buildings, making it a fantastic development opportunity.

A rare find in Opatija, this property combines an unbeatable location with great potential for renovation or expansion.

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 m²:
4565 €

Average price/m² of this type
in this region:
2573 €

Median price/m² of this type
in this region:
2117 €

Average price/m² of this type
in Croatia:
2870 €

Median price/m² of this type
in Croatia:
2543 €

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