

# Apartment

## Opatija, Kvarner



|                         |                   |
|-------------------------|-------------------|
| <b>Ref</b>              | RE-U-42711        |
| <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>  | 200 m             |
| <b>Floorspace</b>       | 75 sqm            |
| <b>No. of bedrooms</b>  | 2                 |
| <b>No. of bathrooms</b> | 1                 |
| <b>Price</b>            | € 415 000         |

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Elegant and spacious apartment for sale in Opatija, located in a quiet and prestigious part of the city, just a few minutes' walk from the sea, 200m from Lungomare.

This beautiful property of 74.78 m<sup>2</sup> is situated on the second floor of a high-quality residential building and stands out with its abundance of natural light and breathtaking panoramic sea view over the Kvarner Bay.

The apartment features a bright and airy open-plan living room, dining area, and kitchen that create a comfortable and inviting living space. From the living area, there is access to a large south-facing balcony offering a stunning view of the Adriatic. Two comfortable bedrooms share a second balcony facing north, while a modern bathroom and an additional guest toilet are thoughtfully positioned for convenience and functionality.

The apartment is sold fully furnished and equipped with elegant wooden floors, air conditioning, and high-quality finishes that combine modern design with the warmth of a home. Central gas heating ensures comfort and energy efficiency throughout the year.

A spacious garage of 29.40 m<sup>2</sup> is included in the price, providing secure parking for one large or two smaller vehicles. The apartment also includes a storage room of approximately 2 m<sup>2</sup>.

The location is exceptional – peaceful and surrounded by greenery, yet close to all essential amenities. Beaches, restaurants, shops, and scenic seaside promenades are only a few minutes' walk away.

This apartment is a rare opportunity for those who seek a perfect balance of privacy, comfort, and proximity to the sea. It is an ideal choice for anyone who wishes to enjoy the Opatija lifestyle — refined, relaxed, and with a spectacular view of the Kvarner Bay

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.

## **Property advantages:**

- Garage
- Storage
- Urbanized
- Modern

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Price per m<sup>2</sup>:  
5.533 €

Average price/m<sup>2</sup> of this type  
in this region:  
4.958 €

Median price/m<sup>2</sup> of this type  
in this region:  
4.720 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
4.594 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
4.219 €

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