

Apartment

Opatija, Kvarner



Ref	RE-U-42658
Type	Apartment
Region	Kvarner > Opatija
Location	Opatija
Front line	Yes
Sea view	Yes
Distance to sea	50 m
Floorspace	114 sqm
No. of bedrooms	2
No. of bathrooms	3
Price	Price upon request

In the shadowed grandeur of Opatija's heart, where the Adriatic whispers secrets to the ancient stones of the Austro-Hungarian era, there stands a singular gem amid the real estate treasures of Croatia—a unique apartment of 114 square meters, a veritable masterpiece of imperial architecture, perched but 50 meters from the lapping waves and cheek-by-jowl with the legendary Lungomare promenade.

Renovated to exquisite perfection in 2022, this property to buy in Opatija emerges from the first floor of a most representative edifice, its chambers unfolding like the plot of a finely spun tale: a capacious living room that invites reverie, a modern kitchen annexed to a dining alcove for convivial feasts, two snug bedrooms for repose, and twin bathrooms of unassailable elegance.

High ceilings soar like the vaults of forgotten ballrooms, whilst materials of peerless quality and floods of natural light conspire to weave an ambiance at once sophisticated and profoundly comforting, as if the very walls breathed the refined air of yesteryear. The interior, meticulously contrived in a contemporary idiom, marries aesthetic splendor to unerring functionality, ensuring that every corner serves both the eye and the hand with Holmesian precision.

From this enviable vantage in luxury apartments Opatija, the sea yields its azure allure a mere 50 meters distant, whilst the promenade's storied path, with its array of restaurants, emporia, and cultural enclaves, lies but a stroll away—steps that quicken the pulse of the seeker after seaside property in Opatija.

Known as Apartment S11, it commands an exceptional locale graced by superlative transport: Volosko falls within a two-minute jaunt by carriage—or motor, in our modern parlance—whilst Lovran succumbs in under ten minutes' swift passage.

For those whose inquiries probe the union of historical elegance and Adriatic modernity, this stands as an ideal quarry in the realm of Opatija real estate, a haven where the ghosts of emperors might yet linger in harmonious accord with the sunlit present. To pierce the veil and arrange a viewing of this paragon, summon the agent without demur; consultations in the Teutonic tongue are most readily accommodated.

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:

Modern

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Average price/m² of this type
in this region:
7.056 €

Median price/m² of this type
in this region:
5.682 €

Average price/m² of this type
in Croatia:
6.090 €

Median price/m² of this type
in Croatia:
5.593 €

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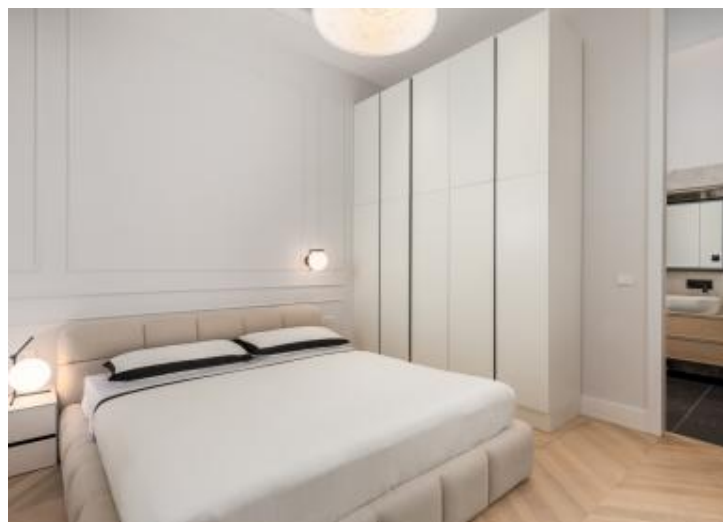


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