

# Apartment

## Opatija, Kvarner



<b>Ref</b>	RE-U-43494
<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>	800 m
<b>Floorspace</b>	65 sqm
<b>No. of bedrooms</b>	2
<b>No. of bathrooms</b>	1
<b>Price</b>	€ 259 500

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This bright two-bedroom apartment in Opatija comes with a gorgeous open sea view, sits just a few minutes from the center, and offers 65 m<sup>2</sup> of comfortable living space only about 800 meters from the coast and beaches. It's a practical, inviting home on the first floor of a well-maintained building, perfectly placed for anyone looking to buy property in Opatija or invest in real estate on the Croatian coast.

The layout is smart and functional, featuring a cozy living room, a separate kitchen, two bedrooms, a bathroom and a pantry. The balcony is one of the apartment's highlights, opening to a beautiful, unobstructed view of the Adriatic—an ideal spot for morning coffee or winding down at sunset.

Parking is remarkably easy here, with plenty of available spaces around the building, which adds even more convenience to everyday living. The apartment is already very functional, and with just a few cosmetic updates, it can transform into a charming full-time home, a stylish holiday apartment, or a strong investment opportunity in Opatija's competitive property market. All furniture stays in the apartment, with the exception of the piano.

Opatija itself has long been admired as the "Queen of the Adriatic," cherished for its elegance, lush greenery, seaside promenades and timeless architecture. Just steps from the apartment you can enjoy some of the town's most attractive walking paths, including the enchanting Carmen Sylva forest promenade, beloved by locals and visitors since the 19th century.

The location also excels in accessibility. Opatija is only about 10–15 minutes from Rijeka, and heading west brings you quickly to Trieste, Istria and the Italian border. It's a superb setting for anyone who values a lifestyle that blends coastal relaxation with easy travel connections for work or leisure.

If you would like more details or wish to arrange a viewing, feel free to reach out. We're delighted to assist interested buyers and help you explore this appealing property in Opatija.

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:**

Storage

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Price per m<sup>2</sup>:  
3.992 €

Average price/m<sup>2</sup> of this type  
in this region:  
5.122 €

Median price/m<sup>2</sup> of this type  
in this region:  
4.865 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
4.662 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
4.230 €

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