

# Apartment

## Opatija, Kvarner



<b>Ref</b>	RE-U-44278
<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>	117 sqm
<b>No. of bedrooms</b>	3
<b>No. of bathrooms</b>	1
<b>Price</b>	€ 240 000

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Apartment for sale in the center of Opatija, offering an urgent and highly attractive opportunity for buyers seeking a renovation project with great potential.

This spacious 117 m<sup>2</sup> apartment with three bedrooms and a living room is ideal for those who want to create a customized home tailored to their own style and needs.

The apartment requires complete renovation and features a functional layout that includes a bathroom, a separate toilet, a large kitchen with the option to connect it to an open-plan living room, and three well-proportioned bedrooms. One of the key advantages of this property is the possibility of opening the ceiling toward the attic, which would create a bright, airy, and character-filled living space with impressive volume.

Located near the very center of Opatija, the apartment offers a beautiful sea view that enhances its Mediterranean charm and overall value. This property represents an excellent opportunity for family living, a holiday residence, or a profitable investment for vacation or tourist rental in one of the most desirable locations on the Adriatic coast.

For additional information and to arrange a property viewing, feel free to contact us. We look forward to assisting you in finding the right real estate opportunity 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.

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Price per m<sup>2</sup>:  
2.051 €

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 €

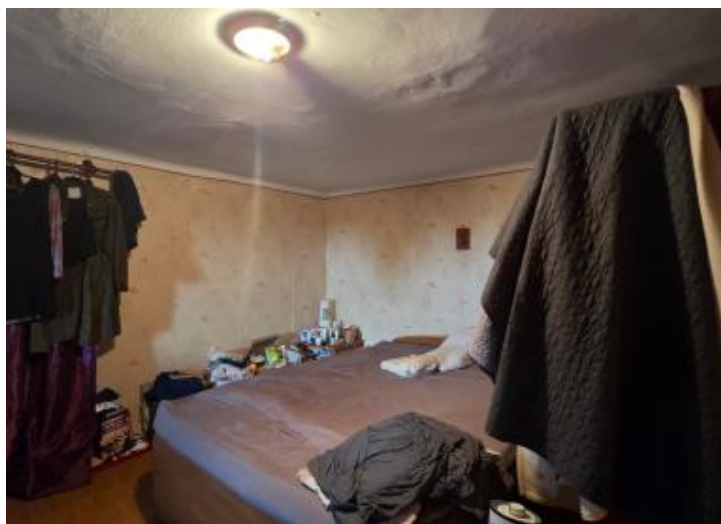
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