

Apartment

Opatija, Kvarner



Ref	RE-U-44408
Type	Apartment
Region	Kvarner > Opatija
Location	Opatija
Front line	No
Sea view	Yes
Distance to sea	50 m
Floorspace	71 sqm
No. of bedrooms	2
No. of bathrooms	2
Price	Price upon request

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Located in the very center of Opatija, only 50 meters from the Adriatic Sea, this unique 2-bedroom apartment represents a rare opportunity to purchase a fully renovated property in one of the most desirable locations on the Opatija real estate market. Set within a prestigious Austro-Hungarian building, the apartment combines historic architectural elegance with modern living standards, making it highly attractive for both private buyers and investors searching for premium real estate in Opatija.

Situated on the first floor, the apartment offers a spacious and bright living room, a contemporary kitchen with a dining area, and two modern bathrooms. High ceilings, large windows, and carefully selected quality materials enhance the sense of space and natural light, creating a refined yet comfortable living environment. The interior has been thoughtfully designed to meet modern lifestyle needs while respecting the timeless character of the historic building, making the property ideal as a primary residence, holiday home, or luxury rental apartment near the sea.

The exceptional central location places all key amenities within walking distance. The famous Lungomare coastal promenade, beaches, top-rated restaurants, cafés, shops, and cultural landmarks are just a few steps away, allowing residents to enjoy the authentic Mediterranean lifestyle Opatija is known for. Excellent transport connections further increase the value of this property, with Volosko reachable in approximately two minutes by car and Lovran less than ten minutes away, ensuring quick access to the entire Opatija Riviera.

This renovated apartment in the center of Opatija is perfectly suited for buyers seeking a high-end apartment close to the sea, whether for personal use or as a real estate investment with strong rental potential. The combination of a prime seaside location, historic Austro-Hungarian architecture, and modern interior design makes this property a standout offering on the Adriatic coast and an excellent long-term investment. Property viewings can be arranged by appointment, with professional consultation available in German.

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:
4.958 €

Median price/m² of this type
in this region:
4.720 €

Average price/m² of this type
in Croatia:
4.594 €

Median price/m² of this type
in Croatia:
4.219 €

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