

Apartment

Pavlovac, Kvarner



Ref	RE-U-32375
Type	Apartment
Region	Kvarner > Opatija
Location	Pavlovac
Front line	No
Sea view	Yes
Distance to sea	300 m
Floorspace	156 sqm
No. of bedrooms	3

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No. of bathrooms

2

Price

€ 459 000

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Opatija, Pavlovac – two-story triplex penthouse apartment with a rooftop terrace in a modern new building, offering sea views and an excellent location near Opatija, only 300 meters from the sea.

This high-quality new development is located just a few minutes from the center of Opatija. The building consists of only three apartments, all offering beautiful views of the sea and the entire Kvarner Bay, ensuring a high level of privacy and exclusivity.

Apartment number 2 has a gross area of 156.77 m², with a net living area of 132 m², and is situated on the first floor. The apartment includes a hallway with an internal staircase, a master bedroom with a private bathroom, and two additional bedrooms that share a second bathroom.

On the second floor, there is a storage room, a guest toilet, and a spacious open-plan living area comprising a living room, kitchen, and dining area, with direct access to a 12 m² balcony offering a sea view. A staircase from the balcony leads to the third floor, where there is an additional storage room, a technical room, and a generous 22 m² rooftop terrace with a stunning panoramic view of Opatija and the Kvarner Bay.

The property includes one private parking space, and the building is located in a quiet cul-de-sac, providing peace and privacy. The location is excellent, just five minutes from the center of Opatija and a 15-minute drive from the center of Rijeka, making this apartment an outstanding opportunity for both comfortable living and investment for tourist rental.

Additional features include aluminum exterior joinery with excellent thermal and sound insulation, a modern heating and cooling system powered by a heat pump, burglar-resistant entrance doors, and the use of high-quality materials throughout.

This penthouse apartment offers a perfect balance of comfort, attractive modern design, breathtaking sea views, and a prime location, making it an ideal choice for residential living or as a high-value real estate investment.

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:

- Roof terrace
- Storage
- Urbanized
- Modern

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Price per m²:
2.942 €

Average price/m² of this type
in this region:
5.122 €

Median price/m² of this type
in this region:
4.865 €

Average price/m² of this type
in Croatia:
4.662 €

Median price/m² of this type
in Croatia:
4.230 €

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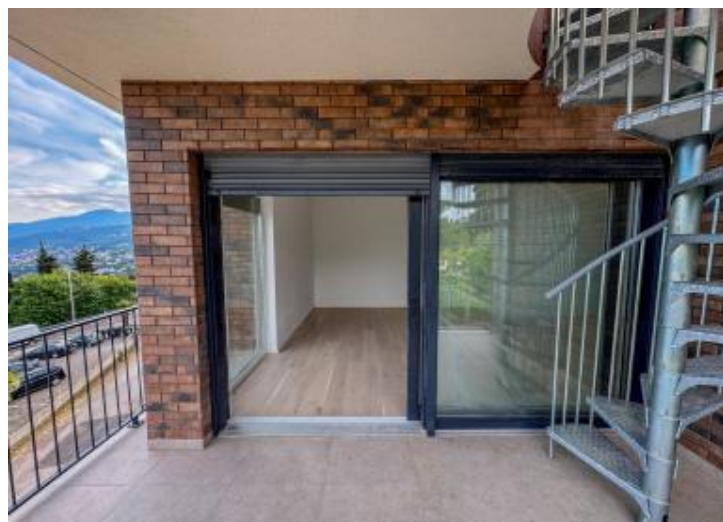
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