

Apartment

Opatija , Kvarner



Ref	RE-U-45140
Type	Apartment
Region	Kvarner > Opatija
Location	Opatija
Front line	No
Sea view	Yes
Distance to sea	80 m
Floorspace	107 sqm
No. of bedrooms	2

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No. of bathrooms

1

Price

€ 630 000

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For sale is an exclusive classic apartment in the very center of Opatija, located in one of the most prestigious and rarely available locations, just 80 meters from the sea and the famous Lungomare promenade. This elegant property is situated on the first floor (bel étage) of an exceptionally well-maintained residential building and offers a total living area of 107 m².

The apartment exudes timeless elegance and refined charm, characteristic of true gentleman-style apartments. High ceilings, bright and airy rooms, a well-balanced and functional layout, wide openings, and an abundance of natural light create a sophisticated and comfortable living environment. Carefully selected details further enhance the classic and distinguished character of the space.

The layout includes an entrance hall, a kitchen, two spacious bedrooms, a bathroom, a guest toilet, a large living room, a dining area, a storage room, and a balcony with a beautiful sea view.

The apartment was fully renovated in 2019, with special attention to high-quality workmanship, durability, and long-term functionality. No additional investment is required, making the property immediately ready for move-in or premium rental use.

The location strongly underlines the exclusivity of this real estate. The Lungomare seaside promenade and beaches are only about 80 meters away, while the strict center of Opatija, with shops, restaurants, cafés, and all essential amenities, is within 250–300 meters walking distance.

A property of this caliber—combining a prestigious central Opatija location, bel étage position, sea view, classic gentleman-style architecture, and a fully renovated interior—is extremely rare on the market, making it an outstanding opportunity for refined living or 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:

Storage
Urbanized

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Price per m²:
5.888 €

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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