

New development

Oprić, Kvarner



Ref	RE-U-47004
Type	New development
Region	Kvarner > Opatija
Location	Oprić
Front line	No
Sea view	Yes
Distance to sea	250 m
Floorspace	79 sqm
Plot size	586 sqm
No. of bedrooms	2
No. of bathrooms	1
Price	€ 350 000

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OPATIJA / LOVRAN - Modern Ground Floor Apartment with Private Garden, Only 250 m from the Sea - Top Investment Opportunity!
More apartments available in the same residence!

This beautifully designed **79 m² ground floor apartment (Apartment A)** is located in a high-quality, boutique residential building with only **three units**, offering exceptional **privacy, tranquility, and premium living standards**.

Key Features:

- **Prime location** - just **250 meters from the sea** (3-minute walk)
- Situated in a **new-build boutique residence** near Opatija and Lovran
- **Private garden access** (landscaped yard with greenery and lawn)
- **1 private parking space** + shared parking area

Interior Layout:

The apartment offers a **functional and modern open-plan design**, perfect for comfortable everyday living:

- Entrance hall and hallway
- Spacious **open-concept kitchen, dining area, and living room**
- **2 bedrooms**
- **1 bathroom**

High-End Construction & Comfort:

- **Underfloor heating via heat pump** for energy-efficient warmth
- **Air conditioning units in every room** for independent cooling
- High ceilings for added space and light
- Premium **gray exterior joinery** with **mosquito nets and shutters**
- Carefully planned architecture maximizing usable space

Outdoor & Additional Benefits:

- Ground floor units enjoy **private gardens (50-100 m²)**
- Professionally landscaped surroundings with **horticultural design**
- Option to **choose finishing materials** (ceramics, parquet, sanitary ware) during construction

Location Highlights:

- Walking distance to the **center of Lovran**
- Close to the famous **Lungomare seaside promenade**

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- Nearby shops, markets, restaurants, and all essential amenities

Completion:

- Planned completion: **Autumn 2026**

This property is ideal for:

- A **peaceful coastal lifestyle**
- A **holiday home near the Adriatic Sea**
- A **high-return real estate investment in the Opatija Riviera**

Don't miss this rare opportunity to own a modern apartment in one of Croatia's most desirable seaside locations.

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:

Garden
Urbanized
Modern

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Price per m²:
5.500 €

Average price/m² of this type
in this region:
6.368 €

Median price/m² of this type
in this region:
6.564 €

Average price/m² of this type
in Croatia:
4.587 €

Median price/m² of this type
in Croatia:
4.261 €

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