

# New development

## Opatija - Centar, Opatija, Kvarner



<b>Ref</b>	RE-U-16582
<b>Type</b>	New development
<b>Region</b>	Kvarner > Opatija
<b>Location</b>	Opatija - Centar, Opatija
<b>Front line</b>	No
<b>Sea view</b>	Yes
<b>Distance to sea</b>	200 m
<b>Floorspace</b>	89 sqm
<b>No. of bedrooms</b>	2
<b>No. of bathrooms</b>	2
<b>Price</b>	Price upon request

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### **Residence of 5\*\*\*\*\* star location in Opatija!**

This second-to-none complex is built on one of the last empty land plots in Opatija just 200 meters from the beach, right over Slatina bathing resort, right up ul.Marsala Tita!

Unique vicinity to the best hotels of the city - Hotel Milenij, Heritage Hotel Imperial, Hotel Mozart, Amadria Park!

Beautiful idyllic villas, a wealth of cultural events and a handful of interesting things are waiting to be discovered. With its beautiful architecture of elegant villas, luxurious parks with plants from all over the world and a rich hotel and catering offer, Opatija is the center of a 30-kilometer long riviera located between the green slopes of the Učka mountain and the blue sea - a traditional destination at any time of the year. All apartments in the residence benefit parking places in the garage and wonderful terraces, most of the apartments have sea view.

Heating and cooling is arranged with a Daikin heat pump, external carpentry is Schuco brand, first-class Italian ceramics, facade Sto.

The apartment is sold unfurnished and the construction deadline is scheduled for December 2023.

We offer several apartments:

The apartment on the ground floor of 80.48 m<sup>2</sup> consists of a living room, an open space concept kitchen and dining room, two bedrooms and two bathrooms. The apartment has a balcony of 11.2 m<sup>2</sup> and one parking space in the garage.

The apartment on the first floor, with an area of 79.46 m<sup>2</sup>, consists of a living room, an open space concept kitchen and dining room, two bedrooms and two bathrooms. The apartment has a terrace of 10.18 m<sup>2</sup> and one parking space in the garage.

The apartment on the second floor, with an area of 89.37 m<sup>2</sup>, consists of a living room, an open space concept kitchen and dining room, two bedrooms and two bathrooms. The apartment has a terrace of 10.18 m<sup>2</sup> and one parking space in the garage.

The apartment on the second floor, with an area of 137.31 m<sup>2</sup>, consists of a living room, an open space concept kitchen and dining room, three bedrooms and three bathrooms. The apartment has a terrace of 9.38 m<sup>2</sup>, a balcony of 6.05 m<sup>2</sup> and three parking spaces in the garage.

The apartment on the second floor with a surface area of 203.38 m<sup>2</sup> consists of a living room, an open space concept kitchen and dining room, three bedrooms and three bathrooms. The apartment has a terrace of 30.86 m<sup>2</sup> and three parking spaces in the garage.

Prices are from 470 000 eur. Prices include VAT. You can get VAT-refund if you buy as a legal entity.

Please, do not hesitate to inquiry about the exact pricing and make your reservations.

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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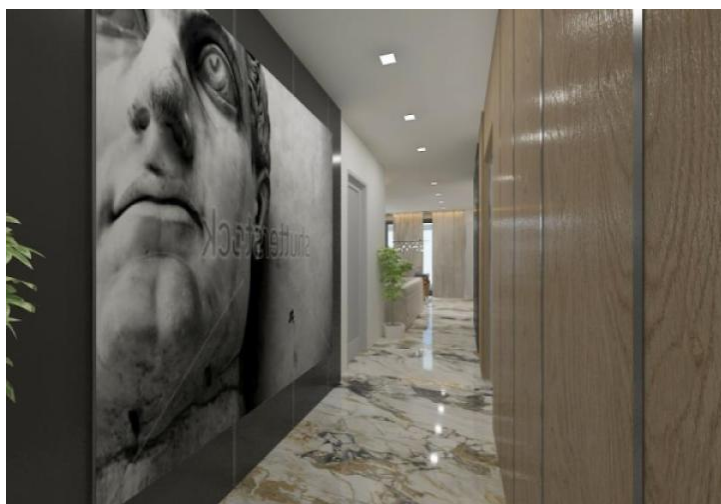
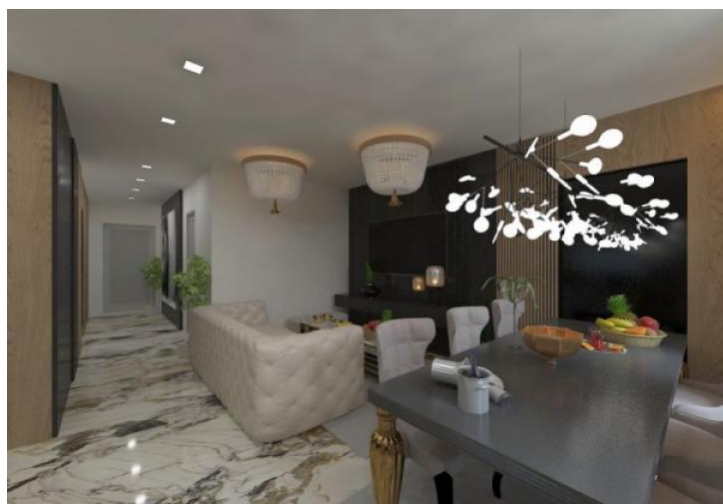
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