

Apartment

Opatija , Kvarner



Ref	RE-U-22437
Type	Apartment
Region	Kvarner › Opatija
Location	Opatija
Front line	No
Sea view	Yes
Distance to sea	500 m
Floorspace	284 sqm
No. of bedrooms	3
No. of bathrooms	3
Price	€ 2 550 000

We offer impressive penthouse in a new boutique residence in Opatija only 500 meters from the sea!

This is a high class complex of exclusive apartments in a unique location, top-quality equipment, and attractive modern design. All apartments have built-in aluminum joinery of larger dimensions than classic, so that from the living room you can see a beautiful view of the Slatina swimming pool, that is, the very center of Opatija. The apartments also have electrically controlled blinds, heating and air conditioning using heat pumps, which are significantly more efficient and economical than classic systems, in addition, they can be controlled via the smart home system via mobile devices via a wi-fi connection, so that depending on the time of year, the apartment welcomes you cooled or heated.

The facilities are designed according to the highest modern standards to suit the unique location above the city center and the main city beach, which is only a 10-minute easy walk away.

10 exclusive apartments are available, the design of which is due to a well-known Croatian architect with many years of experience and numerous awards.

This S3 apartment covers 284.59 m2 and is located in the attic of a building with a covered terrace of 56.47 m2, an uncovered roof terrace of 77.13 m2 with breathtaking sea views, one outdoor parking space and a private swimming pool of 15.64 m2.

The residential part consists of a living room with a kitchen and dining room in an open area with access to a covered terrace, a hallway, three bedrooms with their own bathrooms and a wardrobe.

High-quality materials and equipment are the features of this new building:

- heat pump heating/cooling system in combination with floor heating and ceiling fans
- ALU external carpentry with electric blinds
- anti-burglary and fire-resistant entrance doors
- modern and high-quality interior carpentry
- sanitary equipment of modern design from well-known manufacturers
- multilayer parquet with certificates for underfloor heating
- high-quality floor and wall ceramics

This enchanting residence is the ideal choice for everyone who wants to enjoy luxury close to the center of Opatija and with the most beautiful view of Kvarner!

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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Price per m²:
8979 €

Average price/m² of this type
in this region:
4930 €

Median price/m² of this type
in this region:
4893 €

Average price/m² of this type
in Croatia:
4475 €

Median price/m² of this type
in Croatia:
4135 €

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