

# Apartment

## Opatija, Kvarner



<b>Ref</b>	RE-U-24865
<b>Type</b>	Apartment
<b>Region</b>	Kvarner › Opatija
<b>Location</b>	Opatija
<b>Front line</b>	No
<b>Sea view</b>	Yes
<b>Distance to sea</b>	500 m
<b>Floorspace</b>	275 sqm
<b>No. of bedrooms</b>	4
<b>No. of bathrooms</b>	4
<b>Price</b>	Price upon request

Unique penthouse with roof swimming pool above the center of Opatija, garage, panoramic Adriatic sea views!

Magnificent apartment in a building of extraordinary merit, boasting eight opulent apartments in close proximity to the heart of Opatija, exemplifying the highest standards of excellence.

This singular and potent structure, currently under construction and set to grace the year 2023-2024, stands only 250 meters from the sea and the famed Lungomare promenade, as the crow flies. Nestled within a tranquil byway, it affords sweeping vistas of the sea. With its convenient access to the city center, this residence strikes a harmonious balance between refined suburban living and the wealth of amenities Opatija has to offer.

The crowning jewel of this establishment is an exclusive penthouse occupying the entire third floor, featuring a net area of 275m<sup>2</sup> (GROSS 421m<sup>2</sup>). Elevator access takes you to a grand foyer, leading into a capacious living room, kitchen, and dining area spanning 81m<sup>2</sup>. Four bedrooms, each with its own en-suite bathroom, a guest toilet, and an expansive balcony extending to an impressive 100m<sup>2</sup>, set the stage for elegant living. A rooftop floor encompasses a private 24m<sup>2</sup> swimming pool and a roof terrace spanning 83m<sup>2</sup>. Every corner of this penthouse reveals breathtaking panoramic views of the sea and Opatija's city center.

The property is situated on a 1700m<sup>2</sup> plot and features a capacious underground garage, where each apartment boasts three dedicated parking spaces and a generous storage area. Comfort is assured with underfloor heating and a heat pump, while the construction standards are top-notch. Italian ceramics and high-quality sanitary fixtures are tastefully incorporated throughout the premises.

The rooftop terrace, complete with a swimming pool, further enhances the appeal. An elevator, video surveillance, and alarm system provide security and convenience. The sweeping views of the Adriatic from this location will undoubtedly charm any prospective owner, offering a tranquil and verdant oasis.

This presents an excellent investment opportunity or the perfect haven for those in pursuit of a seaside retreat near Opatija. A leisurely seven-minute walk, or approximately 500 meters along a gently sloping path, leads to the seashore. The location's key advantages lie in its serenity, privacy, sea views, proximity to the lush Učka mountain, and its convenient distance to Opatija.

Notably, the property falls under the VAT system, and it is owned by a company, thus enabling the possibility to request a VAT refund.

The listed price encompasses three garage parking spaces and an internal storage unit.

The move-in date is scheduled for December 2023, presenting a unique opportunity to acquire a newly constructed residence along the Opatija Riviera!

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.

# Apartment

## Opatija, Kvarner



Average price/m<sup>2</sup> of this type  
in this region:  
4934 €

Median price/m<sup>2</sup> of this type  
in this region:  
4900 €

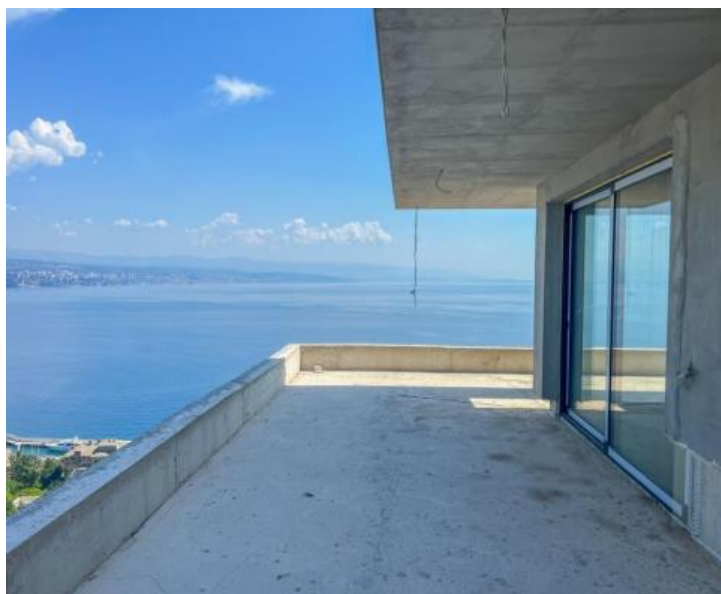
Average price/m<sup>2</sup> of this type  
in Croatia:  
4483 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
4159 €



# Apartment

Opatija, Kvarner



# Apartment

Opatija, Kvarner





# Apartment

## Opatija, Kvarner

