

Apartment

Opatija, Kvarner



Ref	RE-U-24864
Type	Apartment
Region	Kvarner › Opatija
Location	Opatija
Front line	No
Sea view	Yes
Distance to sea	500 m
Floorspace	200 sqm
No. of bedrooms	3
No. of bathrooms	3
Price	€ 1 680 000

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Luxury apartment in Opatija centre with its own pool in a new building, with sea view, garage!
Distance from Lungomare is just 500 meters by road!

This rare and powerful building in the construction phase of 2023-2024 is located just a few steps from the sea and Lungomare.

The building is located in a quiet side street and offers a panoramic view of the sea. With its easy access to the city center, this home offers an excellent balance between elegant suburban living and the rich array of amenities that the city of Opatija has to offer.

Exclusive apartment A5 on the second floor with a total net size of 200m² (GROSS 315m²) consists of hallway, kitchen + living room + dining room 59m², 3 bedrooms, 3 bathrooms, study, south balcony 63m² and terrace 59m² with private pool 22m² + garden (lawn).

From every corner of the apartment there is a panoramic view of the sea and the center of Opatija.

The project is being built on a land plot of 1700m² and includes a large underground garage from which the apartment has 3 garage spaces and a large storage room.

Advantages:

- heating/cooling underfloor heating + heat pump
- exceptional construction class, Italian ceramics, branded sanitary ware
- own storage room
- large underground garage
- elevator
- video surveillance and alarm
- panoramic sea view

Future Mediterranean horticulture will delight you, while enjoying the silence of a peaceful environment .
Perfect investment or opportunity for people looking for 4 walls on the sea

Property is in VAT system - it is owned by the company - the possibility of submitting a request for a VAT refund.

The price includes 3 garage parking spaces, internal storage.

Move-in will be 12/23 or start of 2024.

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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Property advantages:

- Garage
- Storage
- Floor heating
- Lift
- Garden

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Price per m²:
8.400 €

Average price/m² of this type
in this region:
4.958 €

Median price/m² of this type
in this region:
4.720 €

Average price/m² of this type
in Croatia:
4.594 €

Median price/m² of this type
in Croatia:
4.219 €

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**3 bedrooms,
private pool**



Room	Area (sqm)	Area (sqft)
Living Room	25.00	269
Dining Room	15.00	161
Kitchen	10.00	108
Bedroom 1	12.00	129
Bedroom 2	10.00	108
Bedroom 3	10.00	108
Bathroom	5.00	54
W.C.	2.00	22
Storage	3.00	32
Pool	10.00	108
Terrace	20.00	216
Garage	10.00	108
Other	5.00	54
Total	115.00	1238

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