

# Apartment

## Opatija, Kvarner



<b>Ref</b>	RE-U-24863
<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>	137 sqm
<b>Plot size</b>	90 sqm
<b>No. of bedrooms</b>	2
<b>No. of bathrooms</b>	2
<b>Price</b>	Price upon request

Luxury apartment of 137m<sup>2</sup> with private swimming pool in a new building above the center of Opatija, with garage and sea views!

We present a remarkable new construction, a testament to opulence, housing eight lavish apartments in close proximity to Opatija's city center. This extraordinary edifice, slated for completion in 2023-2024, rests just 250 meters from the sea, as the crow flies, overlooking the Lungomare. Nestled away on a tranquil side street, the building boasts sweeping vistas of the sea. Its convenience to the city center strikes a harmonious balance between the comforts of suburban living and the luxuries afforded by Opatija.

Our spotlight shines on Apartment A4, an exclusive residence located on the second floor. Offering a generous net area of 137 square meters (with a gross area of 265 square meters), it features a welcoming foyer, a 32-square-meter kitchen, dining, and living area, two bedrooms, two well-appointed bathrooms, and a practical storage space. An alfresco paradise awaits with a south-facing balcony (33 square meters), a terrace by the pool (90 square meters), a manicured lawn (40 square meters), and a private swimming pool (22 square meters). From this opulent abode, your gaze will drink in a panoramic seascape and the charming town of Opatija.

The entire project unfolds upon a spacious 1,700-square-meter plot and includes an expansive underground garage, offering two parking spaces for this apartment and a capacious storage room. The apartment boasts underfloor heating coupled with a heat pump for optimal temperature control. The construction is of an exceptional grade, and every inch is adorned with fine Italian ceramics and top-quality sanitary fittings. Additional amenities include an individual storage room, an accommodating elevator, vigilant video surveillance, and a robust alarm system.

As you bask in the ambiance of this tranquil haven, surrounded by the lush Mediterranean flora, the future promises an enchanting horticultural delight.

Whether you seek an astute investment or simply the ideal four walls beside the sea in proximity to Opatija, this opportunity is poised to meet your desires. It takes just a seven-minute stroll, covering a mere 500 meters along a gentle descent, to reach the shore. This location's unparalleled advantage lies in its serene ambiance, seclusion, captivating sea views, the verdant embrace of Učka, and its proximity to Opatija.

Operated under the VAT system, this property is held by a company, opening the door for potential VAT reimbursement.

The purchase price encompasses two garage parking spaces and an internal storage room. The target move-in date is December 2023.

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

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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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Average price/m<sup>2</sup> of this type  
in this region:  
4926 €

Median price/m<sup>2</sup> of this type  
in this region:  
4890 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
4477 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
4130 €



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