

# Apartment

## Opatija, Kvarner



<b>Ref</b>	RE-AB-LUX1
<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>	40 m
<b>Price</b>	€ 950 000

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Super-duplex for sale in Opatija, 40 meters from the sea!

The apartment of 152 q.m. is located in the center of Opatija, 2. row to the sea, duplex apartment with sea view and parking space.

It is located in an Austro-Hungarian villa and extends through the first floor and high attic.

On the first floor there is a kitchen with dining room and space for a facility room (laundry, drying room). two bedrooms (each has its own bathroom) guest toilet and balcony. The living room itself has 85 m2, so it should be added that there is a possibility of conversion into another or two bedrooms. The balcony is south facing with sea and beach views .

The apartment has one parking space and part of the garden of 31 sq.m..

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 m<sup>2</sup>:  
0 €

Average price/m<sup>2</sup> of this type  
in this region:  
4924 €

Median price/m<sup>2</sup> of this type  
in this region:  
4886 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
4459 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
4124 €

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Tel: +385 91 357 3071 Viber, Whatsapp  
info@adrionika.com  
www.adrionika.com



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