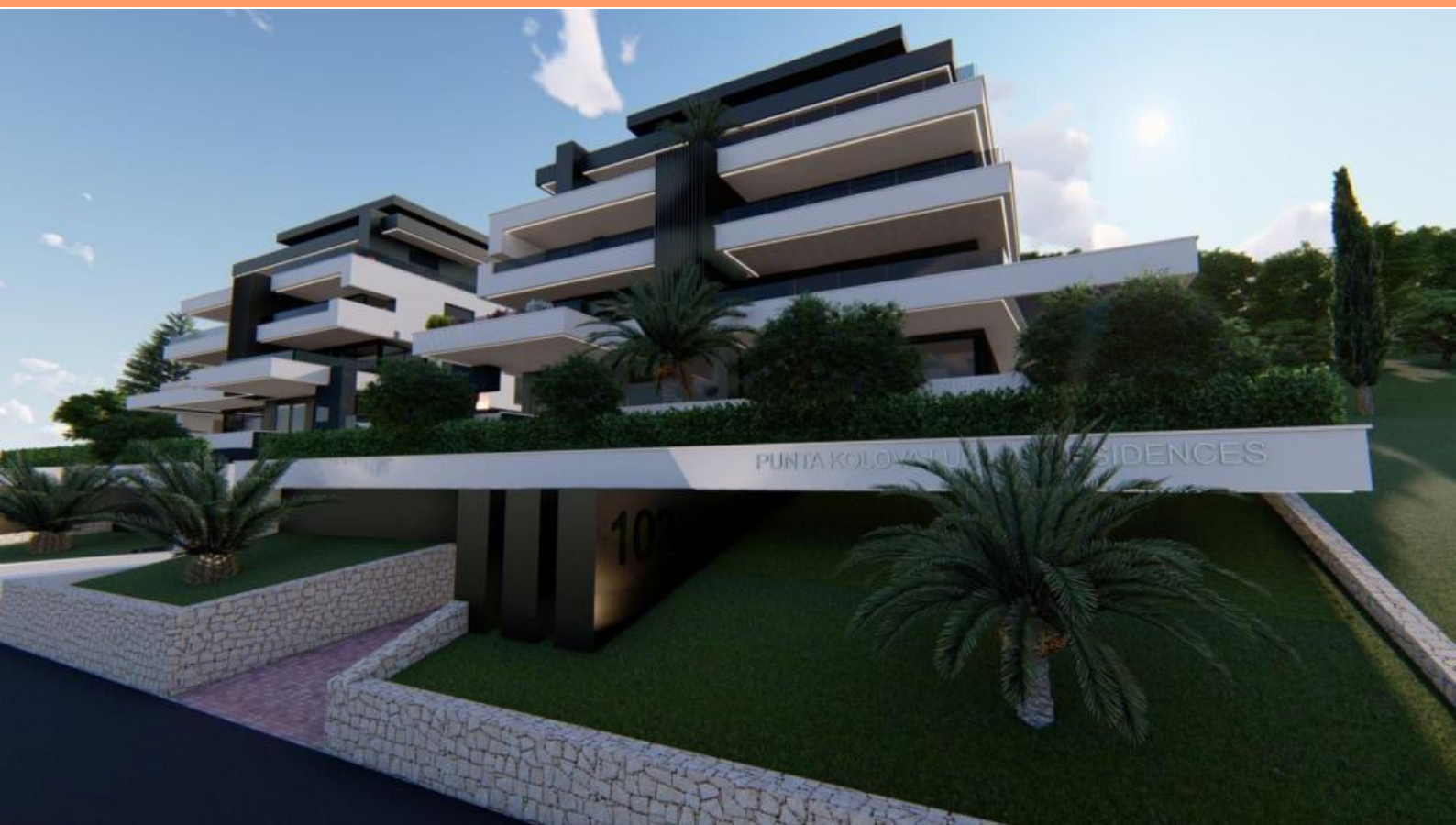


# Apartment

## Punta Kolova, Opatija, Kvarner



<b>Ref</b>	RE-U-26653
<b>Type</b>	Apartment
<b>Region</b>	Kvarner › Opatija
<b>Location</b>	Punta Kolova, Opatija
<b>Front line</b>	No
<b>Sea view</b>	Yes
<b>Distance to sea</b>	250 m
<b>Floorspace</b>	173 sqm
<b>No. of bedrooms</b>	3
<b>No. of bathrooms</b>	2
<b>Price</b>	Price upon request

# Apartment

## Punta Kolova, Opatija, Kvarner



Prestigious apartment in a superb new building, panoramic sea view - Opatija centre, 250 meters from the sea! Amazing sea views, top quality residence!

Apartment A3 on the first floor of this unique new building has a gross size of 173.01m<sup>2</sup>.

The netto living area of the apartment is 137m<sup>2</sup>, and the layout is as follows: The apartment consists of an entrance, a bathroom and a storage room, a large open space living room with a kitchen and dining room (45m<sup>2</sup>), 3 bedrooms, one of which includes a bathroom.

The garage within the property guarantees security and privacy with the associated two parking spaces, and offers the privilege of an elevator that leads directly to the accommodation.

This property has the following advantages:

- direct elevator from the garage
- video surveillance and alarm
- DAIKIN heat pump
- integrated, separate DAIKIN cooling in all rooms
- underfloor heating throughout the building
- top class ALICE sanitary ware
- KOLNOA quality security doors provide top thermal and sound insulation
- all interior doors of the renowned FILOMURO brand
- top quality multi-layered oak parquet in the bedrooms (Chevron style)
- interior and exterior ceramic tiles of the recognizable FLORIM brand

This building is located in a private, quality street only 250 meters as the crow flies to the sea and Lungomare. You can walk to the sea in 5 minutes, while driving to Opatija, the center, takes only 2 minutes.

This luxury facility in an enviable location is characterized by top-quality materials and exclusive accompanying facilities. As such, it provides a perfect combination of modern style, elegance and functionality of modern home technology, and is read as a fantastic opportunity for investment in fairytale Opatija.

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

## Punta Kolova, 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:  
4466 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
4138 €

# Apartment

Punta Kolova, Opatija, Kvarner





# Apartment

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# Apartment

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# Apartment

Punta Kolova, Opatija, Kvarner



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# Apartment

Punta Kolova, Opatija, Kvarner

