

Apartment

Opatija, Kvarner



Ref	RE-U-27044
Type	Apartment
Region	Kvarner › Opatija
Location	Opatija
Front line	No
Sea view	Yes
Distance to sea	200 m
Floorspace	79 sqm
No. of bedrooms	1
No. of bathrooms	2
Price	€ 555 000

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Luxury apartment in Opatija centre, 200 meters from the sea only - gorgeous location!
Modern design residence with wellness studio and swimming pool.

Exclusive apartment 8B with an area of 79m² is located in a newly built structure in the heart of Opatija. The new construction represents a unique project with a beautiful panoramic sea view. Situated in a quiet one-way street, surrounded by historic Austro-Hungarian villas, this project consists of two buildings with a total of 23 luxury units, including two underground garages.

The apartment comprises a hallway, one bedroom, a living room with a kitchen and dining area, a bathroom, and a loggia. The ownership of the apartment includes two garage parking spaces and an associated storage room.

This unique project offers a top-notch level of comfort and exclusivity with a shared reception and concierge service for the entire building. Additionally, residents have access to a common wellness area with a 12-meter-long pool, three types of saunas, and a private gym within the building.

Each unit in the residential building is equipped with high-quality materials, including underfloor heating and a fan-coil system with a SAMSUNG heat pump in all rooms. The exterior joinery is made of ALU material SCHUCO, while the sanitary ware is chosen from the ALICE NUR collection, and the faucets are GESSI VIA TORTONA/VIA MANZON or similar, according to the buyer's choice.

Furthermore, residents have the option to personally choose floor and wall coverings from the FLOORGRES - CERIM range, while the living spaces feature multilayer parquet MOPAR in a color according to the buyer's preferences. Security is ensured with anti-burglary entrance doors.

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.

Property advantages:

- Garage
- Swimming pool
- Storage
- Gym
- Spa
- Floor heating
- Urbanized

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Price per m²:
7.025 €

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:
4.591 €

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

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Zemljevid					
STAN	POSREDOVAC	PROJEKTOVA	POVRŠINA [m ²]	NOŠAJ	POSREDOVAC
STAN 1					
POSREDOVAC	ST	POSREDOVAC	11,50	0-1,100	100
POSREDOVAC	ST	POSREDOVAC	1,48	0-1,100	400
POSREDOVAC	ST	POSREDOVAC	10,00	0-1,100	300
POSREDOVAC	ST	POSREDOVAC	10,00	0-1,100	300
POSREDOVAC	ST	POSREDOVAC	10,00	0-1,100	300
POSREDOVAC	ST	POSREDOVAC	10,00	0-1,100	300
POSREDOVAC	ST	POSREDOVAC	10,00	0-1,100	300
POSREDOVAC	ST	POSREDOVAC	10,00	0-1,100	300
POSREDOVAC	ST	POSREDOVAC	10,00	0-1,100	300

PODRUM (2)

