

# Apartment

## Opatija, Kvarner



<b>Ref</b>	RE-U-29636
<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>	150 m
<b>Floorspace</b>	87 sqm
<b>No. of bedrooms</b>	3
<b>No. of bathrooms</b>	3
<b>Price</b>	Price upon request

Spacious apartment in a luxurious new building with a sea view and a garage, only 200m from the Lungomare in Opatija!

Unique location, wonderful sea views!

We have the honour to present a distinctive apartment of 87 sq.m. in the heart of Opatija, adorned with two balconies, merely 150 metres from the sea as the crow flies. This abode seamlessly melds luxury with practicality, comprising an expansive living room graced by an elegant kitchen and dining area - the very epitome of conviviality for gatherings with kin and comrades. The apartment's two bedrooms, each equipped with an en-suite bathroom and dressing room, stand as further testament to its opulence. Both bedrooms also bestow access to a quaint 5 m<sup>2</sup> balcony.

Relish the crisp sea air and the captivating vistas of the Kvarner Bay from the 6.42 m<sup>2</sup> covered terrace, conveniently accessible from the living quarters. Further enhancing the property's allure is its commitment to comfort, featuring underfloor heating and a Daikin heat pump, premium Schuco ALU carpentry, tiles from esteemed Italian craftsmen, and exquisite parquet flooring. Security is assured with burglar-resistant doors, an alarm system, and a video intercom. Your automobile finds its sanctuary in two generous garage spaces.

This exclusive residence graces a superb location beneath Nova Cesta, a mere 150 metres from the shoreline, striking a harmonious balance between serenity and accessibility to all amenities. The vibrant centre of Opatija is but a brief stroll away, as are the Slatina beach and Lido. Furthermore, attractions such as the Lungomare promenade, the Opatija Summer Stage, and the Gervais Cultural Center are all within easy walking distance, rendering the use of a car superfluous. Seize the chance to acquire this extraordinary property in the heart of 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.

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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:  
4483 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
4159 €

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[info@adrionika.com](mailto:info@adrionika.com)  
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