

Apartment

Opatija, Kvarner



Ref	RE-U-29734
Type	Apartment
Region	Kvarner › Opatija
Location	Opatija
Front line	Yes
Sea view	Yes
Distance to sea	200 m
Floorspace	67 sqm
No. of bedrooms	2

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No. of bathrooms

1

Price

€ 449 000

Highest quality apartment of 67m2 in a new building in the center of Opatija with garage, sea view, 200 meters from the beach!

Apartment S4, spanning 67m2, awaits in a newly erected building at the heart of Opatija, complete with a garage and stunning sea vistas, merely 200 meters from the famous Lungomare.

Nestled in a new building, boasting a garage, this apartment basks in its prime location within the city center, a mere stone's throw away from Opatija's main thoroughfare and the serene Lungomare promenade along the coast. This strategic position ensures a tranquil retreat amidst the vibrant city hubbub. The apartment comprises a foyer, a spacious living area, two cozy bedrooms, a bathroom, and a private 6m2 terrace with enchanting sea views.

Distinguished by its fusion of art nouveau accents, this project stands apart from other modern developments in the city. Meticulous attention to architectural flair and detail has yielded a living space that seamlessly embodies the aristocratic charm and timeless elegance emblematic of Opatija. Each aspect of the design harmoniously marries contemporary living with classical architectural allure.

Highlighted Features:

- Prime location at Opatija's core, a mere 200 meters from the sea and Lungomare, just a minute's stroll away
- Serene ambiance below the bustling city streets, ensuring tranquility
- Customized architecture exuding sophistication and blending seamlessly with the cityscape
- Captivating sea views from every apartment and private terrace
- Included GARAGE PARKING SPACE in the heart of the city, accessible via elevator directly to the apartment!

Bid farewell to parking woes in the bustling city center. With its private garage, this building offers a secure and convenient parking solution. The elevator effortlessly transports you from the garage to your apartment, ensuring seamless access.

Additional Features:

- Shuco carpentry
- Underfloor heating throughout the apartment, with individual heat pumps for each unit
- Facades boasting a timeless aesthetic
- Antique roof motif, offering sea views even from the bedroom

Envision the convenience of a mere minute's walk to nearby beaches, boardwalks, and restaurants. Don't let this exceptional opportunity slip by to own an apartment that seamlessly combines luxury, practicality, and architectural finesse in the heart of Opatija.

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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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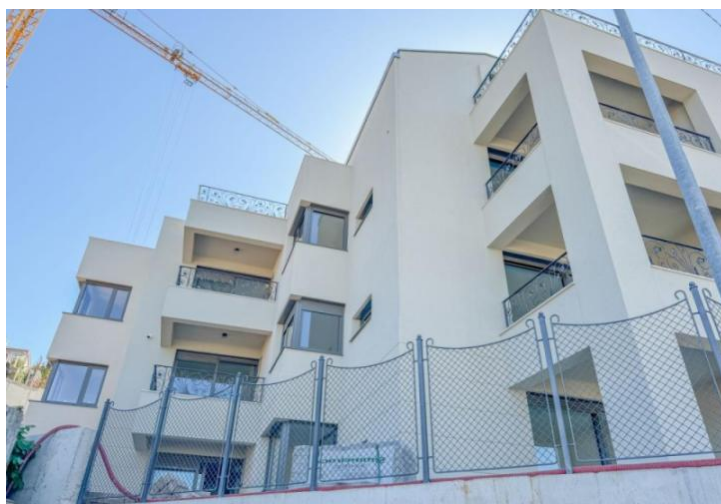
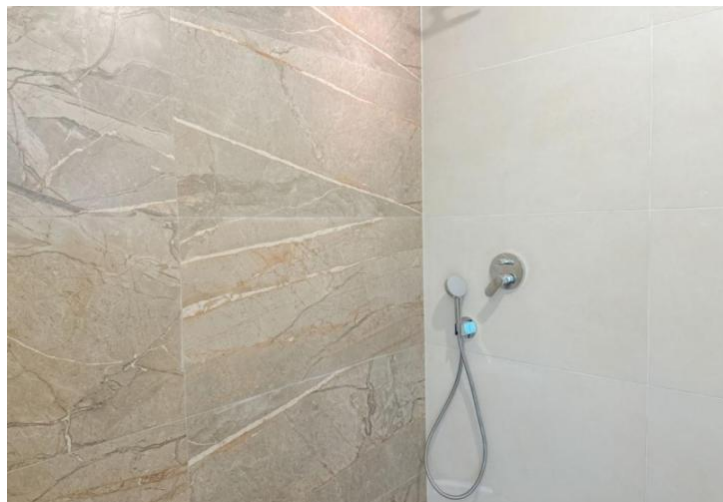
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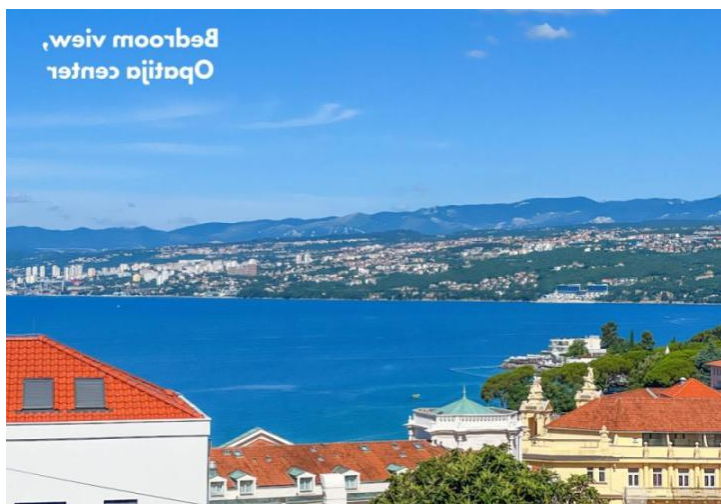
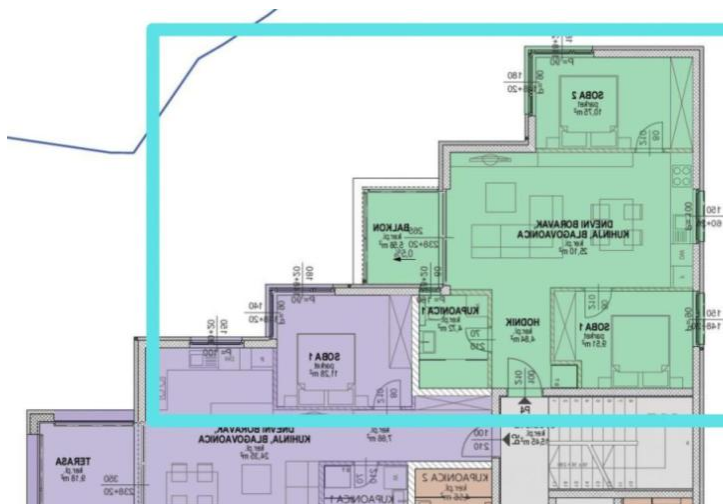
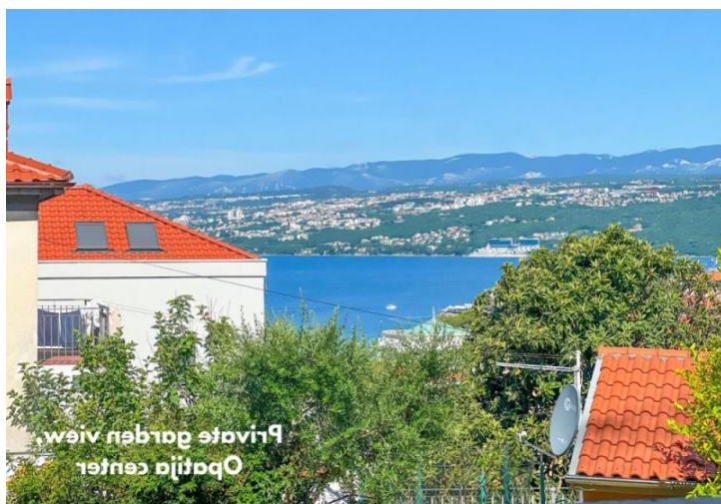
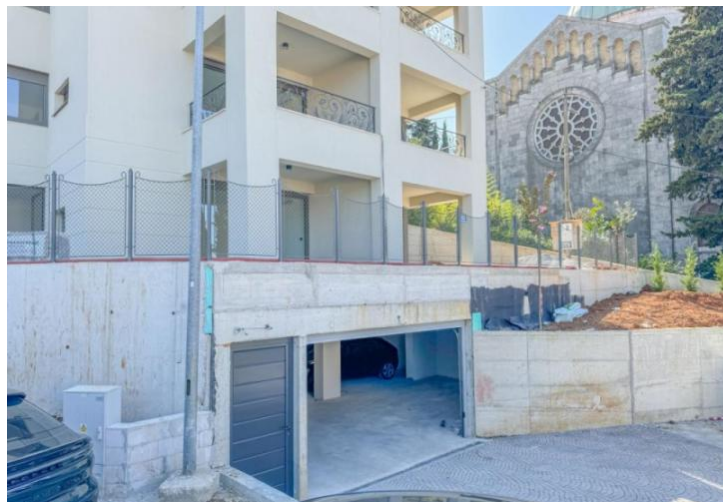
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