

Apartment

Opatija, Kvarner



Ref	RE-U-31203
Type	Apartment
Region	Kvarner > Opatija
Location	Opatija
Front line	No
Sea view	Yes
Distance to sea	300 m
Floorspace	73 sqm
Plot size	300 sqm

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No. of bedrooms	2
No. of bathrooms	2
Price	€ 450 000

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Entire floor of the house with a view, garden and 2 parking spaces in the centre of Opatija, mere 300 meters from the sea!

We are delighted to offer for sale a charming two-room apartment, covering 73 m², on the first floor of a house with only two residential units. The apartment spans the entire floor and features an adjoining garden, providing a sense of living in a semi-detached house. The layout includes an entrance hall, two bedrooms, two bathrooms, a living room with a kitchen, and a balcony with stunning sea views. One bedroom has access to the balcony with sea views, while the other bedroom features an en-suite bathroom and faces north.

Additionally, there is an outdoor terrace of about 20 m² at the apartment's entrance, which could potentially be enclosed to create an additional room. The property boasts a generous garden of approximately 300 m², which includes two parking spaces. The location is superb, just 300 meters from the sea and the Opatija market, a mere 4-minute walk.

The basement hosts a separate room of about 10 m² with its own entrance, terrace, and sea view. This space is completely dry and could easily be converted into a studio apartment. The apartment is sold furnished.

We appreciate your interest in our property listings. Should you have any further questions, please do not hesitate to contact us. Opatija, a picturesque seaside town on the Adriatic Sea, renowned as a 19th-century health resort, continues to be a favored destination for tourists from around the globe.

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 m²:
6164 €

Average price/m² of this type
in this region:
4936 €

Median price/m² of this type
in this region:
4893 €

Average price/m² of this type
in Croatia:
4490 €

Median price/m² of this type
in Croatia:
4167 €

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