

Apartment

Opatija, Kvarner



Ref	RE-U-32006
Type	Apartment
Region	Kvarner > Opatija
Location	Opatija
Front line	No
Sea view	Yes
Distance to sea	500 m
Floorspace	115 sqm
No. of bedrooms	2

Tel: +385 91 357 3071 Viber, Whatsapp
info@adrionika.com
www.adrionika.com

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No. of bathrooms

2

Price

€ 729 225

Beautiful Apartment in a New Building with Sea View, Shared Swimming Pool, and Garage in Opatija!

We are pleased to offer for sale a beautiful modern apartment (S4) with an area of 115.75 m², located above the center of Opatija with a panoramic sea view. This exclusive property features 3 balconies, an elevator, and 2 parking spaces. The southern orientation provides stunning views and ample natural light throughout the year, thanks to sliding glass walls.

Situated on the 1st floor of a new, exclusive building, the apartment comprises:

- Two bedrooms with en-suite bathrooms
- A separate toilet
- An open-plan living room connected to the dining area and kitchen, with direct access to a terrace offering breathtaking views of the sea

Key features include:

- SCHUCO aluminum carpentry
- First-class parquet flooring
- Electric blinds
- Top-quality sanitary ware
- Italian ceramics
- Security entrance door
- Elevator
- Shared pool
- Energy-efficient construction and insulation

The apartment provides access to the shared pool and includes an elevator and two parking spaces. Its location is superb: a quiet and peaceful street above the center of Opatija, close to the beach and the Lungomare promenade. The beach is just an 8-minute walk or a 1-minute drive away. Additionally, the building is surrounded by lush green forest.

This is a perfect opportunity to purchase a fantastic property in one of the most beautiful cities on the Adriatic, ideal for living, tourist rentals, or investment.

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:
6341 €

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:
4489 €

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

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