

Apartment

Opatija, Kvarner



Ref	RE-U-31964
Type	Apartment
Region	Kvarner > Opatija
Location	Opatija
Front line	No
Sea view	Yes
Distance to sea	500 m
Floorspace	105 sqm
No. of bedrooms	2

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No. of bathrooms

2

Price

€ 780 022

An Exceptional Apartment with a Sea View in Opatija!

We are mediating the sale of a beautiful modern apartment P1 with an area of 105.23 m², situated above the center of Opatija, offering a panoramic view of the sea, a terrace, a garden, an elevator, and two parking spaces.

This modern and exclusive property stands out with its southern orientation, providing stunning views and sliding glass walls that allow for unobstructed sightlines and ample light throughout the year.

The apartment is located on the ground floor of an exclusive new building and consists of two bedrooms, two bathrooms, and one toilet. The lovely open-plan living room is connected to the dining area and kitchen, with access to the terrace where one can enjoy the beautiful view of the azure sea.

Let us enumerate the features that distinguish this residence:

- Exquisite SCHUCO aluminum carpentry
- First-rate parquet flooring
- Electric blinds for convenience and privacy
- Superior sanitary ware
- Elegant Italian ceramics
- A burglar-proof entrance door
- Access to an elevator
- A shared pool for leisurely moments
- Energy-efficient construction and insulation

Furthermore, this splendid apartment is nestled in a tranquil street, mere moments from the very heart of Opatija, affording easy access to the beach and the celebrated Lungomare promenade. A mere eight-minute stroll brings you to the shoreline, or a swift one-minute drive if you prefer.

The surrounding greenery provides a peaceful respite, ensuring that this property is not just a residence but a sanctuary. It stands as a perfect opportunity to acquire a remarkable dwelling in one of the Adriatic's most enchanting cities—ideal for personal living, a tourist rental, or indeed, a wise investment for the future.

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:
7429 €

Average price/m² of this type
in this region:
4937 €

Median price/m² of this type
in this region:
4907 €

Average price/m² of this type
in Croatia:
4486 €

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

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