

# Apartment

## Opatija, Kvarner



|                        |                   |
|------------------------|-------------------|
| <b>Ref</b>             | RE-U-31872        |
| <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> | 200 m             |
| <b>Floorspace</b>      | 75 sqm            |
| <b>No. of bedrooms</b> | 2                 |

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**No. of bathrooms**

1

**Price**

€ 545 000

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Luxurious apartment in an exclusive location of Opatija centre, mere 200 meters from Lungomare!

From our extensive selection of real estate, we are pleased to present an apartment situated within a premier new building, nestled in the very heart of this charming city—merely a two-minute stroll from the renowned Slatina bathing resort.

This ground-floor apartment encompasses a total area of 62.08 m<sup>2</sup>, thoughtfully arranged to include a hallway, a bathroom, a living room that seamlessly integrates with the kitchen and dining area, two inviting bedrooms, and a terrace.

Complementing this space is a delightful side garden measuring 73.53 m<sup>2</sup>, along with a dedicated parking space in the basement garage, spanning 12.50 m<sup>2</sup>.

For climate control, the apartment is equipped with a state-of-the-art Daikin heat pump, while the external carpentry is of the esteemed Schuco brand. The interior features exquisite Italian ceramics, and the façade is enhanced with Sto materials.

The apartment is offered unfurnished, allowing for personal customization, and the anticipated completion date is set for December 2024.

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 m<sup>2</sup>:  
7267 €

Average price/m<sup>2</sup> of this type  
in this region:  
4937 €

Median price/m<sup>2</sup> of this type  
in this region:  
4907 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
4485 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
4163 €

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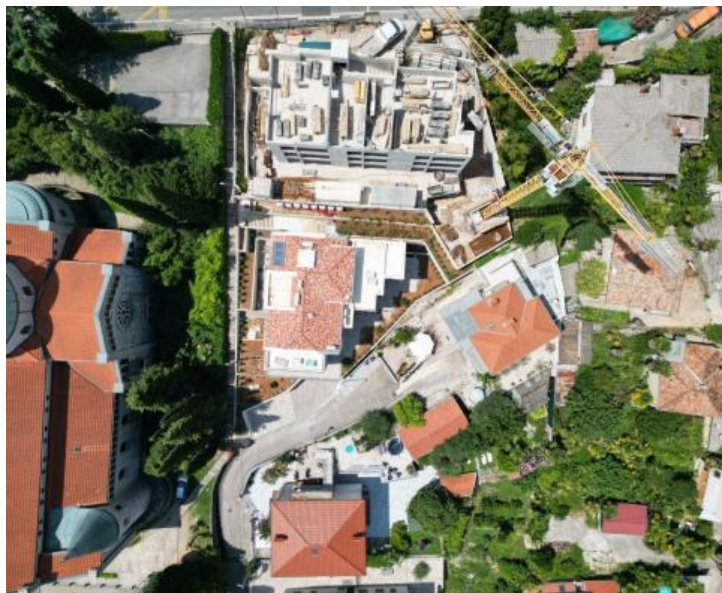
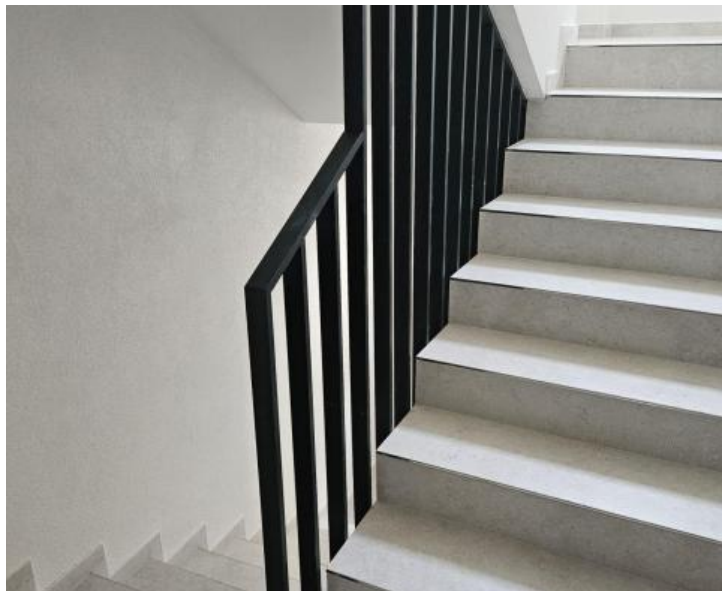
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