

New development

Opatija, Kvarner



Ref	RE-U-32670
Type	New development
Region	Kvarner > Opatija
Location	Opatija
Front line	No
Sea view	Yes
Distance to sea	420 m
Floorspace	58 sqm
No. of bedrooms	1
No. of bathrooms	1
Price	€ 410 000

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New luxury residence in Opatija, 420 meters from the sea, with panoramic sea views!

Opatija, a beautiful coastal town on the Adriatic Sea, is a renowned tourist destination for visitors from around the world. Nestled at the foot of the Učka mountain, the city offers breathtaking views of the sea and nearby islands such as Krk and Cres. Opatija is surrounded by charming towns with narrow streets rich in history, where old houses still stand. The city is known for its distinct architecture, including villas from the Habsburg era. With its wide selection of beaches, crystal-clear sea, and numerous tourist services, Opatija has become a prime investment location, especially for foreign investors. Real estate prices continue to rise, with rental returns between 5% and 10%, making it an attractive opportunity.

The building is well-constructed and luxuriously equipped, with all materials and finishes meeting the highest standards. Features include:

- 10 cm thick stone wool facade
- Underfloor heating
- Heat pumps
- Premium aluminum windows and doors

We offer sample apartment: Ground Floor Apartment, 58m² with Sea View (K1). This south-facing apartment offers a stunning panoramic view of the entire Kvarner Bay and its islands. It comprises a hallway, living room, kitchen, bathroom, storage room, and a balcony. Price is 410 000 eur.

This is a perfect property for luxurious family living or as an investment in elite tourism. The apartment is only 420 meters from the sea as the crow flies, or 870 meters (a 1-minute drive or about a 5-minute walk).

A truly unique property worth your attention in an excellent location!

Other apartments available in the residence:

- 32669 - A1- Ground floor- 147 sq.m. - 2 bedrooms -1.035.000€**
- 32671- K2 - Ground floor - 172 sq.m. - 2 bedrooms - 1.210.000€**
- 32672 - A2 - High ground floor - 212 sq.m. - 3 bedrooms -1.650.000€**
- 32674 - S1 - High ground floor- 185 sq.m. - 3 bedrooms -1.480.000€**
- 32675 - A3 - 1st floor - 157 sq.m.- 3 bedrooms - 1.265.000€**
- 32676 - A4 - 1st floor - 190 sq.m. - 3 bedrooms - 1.525.000€**
- 32677 - S2 - Duplex penthouse with roof terrace - 543 sq.m. - 4 bedrooms -2.550.000€**
- 32678 - S3 - Duplex penthouse with roof terrace - 433 sq.m. - 4 bedrooms -2.550.000€**

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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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Price per m²:
7069 €

Average price/m² of this type
in this region:
5909 €

Median price/m² of this type
in this region:
6008 €

Average price/m² of this type
in Croatia:
4266 €

Median price/m² of this type
in Croatia:
3988 €

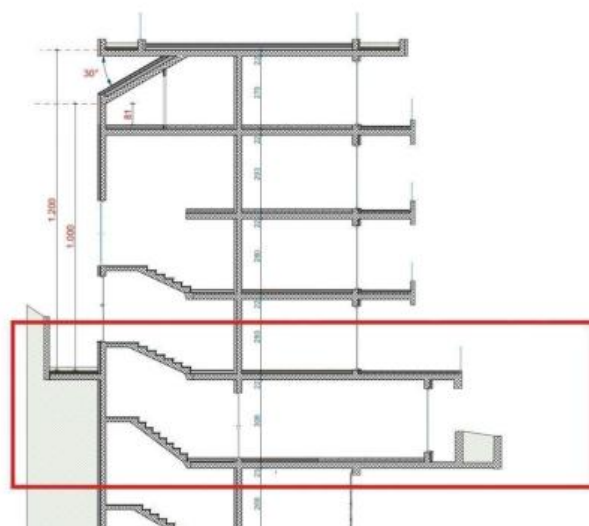
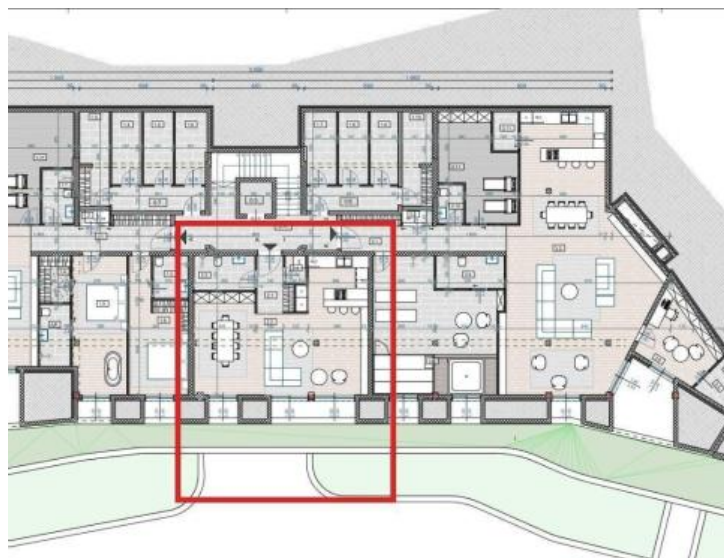
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	4,37
zona i DB	46,76
	5,10
	1,38

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Real Estate in Croatia

