

# Apartment

## Opatija, Kvarner



|                         |                   |
|-------------------------|-------------------|
| <b>Ref</b>              | RE-U-31040        |
| <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>  | 500 m             |
| <b>Floorspace</b>       | 110 sqm           |
| <b>No. of bedrooms</b>  | 2                 |
| <b>No. of bathrooms</b> | 2                 |
| <b>Price</b>            | € 718 500         |

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[info@adrionika.com](mailto:info@adrionika.com)  
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**Amazing apartment in a new complex in Opatija with sea view, shared swimming pool, elevator, garage, 500 meters from the sea!**

We are proud to present the sale of a stunning, new, modern apartment, P7, spanning 110.54 m<sup>2</sup>, located just above the heart of Opatija.

This exquisite property offers a breathtaking panoramic view of the sea, a spacious balcony, access to a shared swimming pool, an elevator, and two dedicated parking spaces. Positioned with a southern orientation, this exclusive residence benefits from abundant natural light year-round, with floor-to-ceiling glass walls that allow for uninterrupted views of the Adriatic.

The apartment of the 2d floor features two spacious bedrooms, two elegantly designed bathrooms, and a guest toilet. The open-concept living room seamlessly connects to the dining area and kitchen, all leading to a large terrace where you can relax and take in the stunning blue horizon.

Key highlights include:

- Premium SCHUCO aluminum windows and sliding doors
- Top-quality parquet flooring
- Electric blinds for convenience
- High-end sanitary ware
- Luxurious Italian ceramics
- Reinforced security entrance door
- Elevator access
- Shared swimming pool
- Energy-efficient construction and insulation

The apartment provides access to a shared swimming pool and is serviced by an elevator. Additionally, it includes two parking spaces—one in a covered garage and another uncovered.

Located on a peaceful street just above Opatija's center, the property offers proximity to the beach and the scenic Lungomare promenade. A leisurely 8-minute walk will take you to the beach, while a quick 1-minute drive puts you right at the coast. Surrounded by a lush green forest, this apartment offers both tranquility and convenience in one of the Adriatic's most desirable locations.

This is a rare opportunity to own a modern, sophisticated property in one of the most beautiful cities on the Adriatic coast. Whether for permanent residence, tourist rental, or a savvy investment, this apartment offers unmatched value and lifestyle.

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

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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>:  
6532 €

Average price/m<sup>2</sup> of this type  
in this region:  
4936 €

Median price/m<sup>2</sup> of this type  
in this region:  
4893 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
4490 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
4167 €



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