

Apartment

Pobri, Opatija, Kvarner



Ref	RE-U-33639
Type	Apartment
Region	Kvarner > Opatija
Location	Pobri, Opatija
Front line	No
Sea view	No
Distance to sea	630 m
Floorspace	102 sqm
Plot size	125 sqm

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

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No. of bedrooms	2
No. of bathrooms	2
Price	€ 365 000

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A newly built ground-floor apartment in Pobri, Opatija!
It is located 630 meters by air from the sea!

Total area is 102 sq.m. Land plot pertaining to the apartment in 125 sq.m.
It consists of two bedrooms, a bathroom, an open-plan living room with kitchen and dining area, a large terrace with a beautiful sea view, a bathroom with toilet, and an entry hallway. The apartment includes two outdoor parking spaces within the building's grounds and a storage unit of 8.2 m².

The apartment is equipped with underfloor heating via a heat pump and air conditioning. The floors throughout are covered with ceramic tiles, except for the bedrooms, which have parquet flooring. The terrace is fitted with wooden decking. The property is finished with high-quality materials (15 cm thermal insulation, triple-glazed windows, etc.).

The building is completed and has all the necessary documentation.
This excellent property is located near essential amenities (beaches, shops, walking paths, etc.) in a peaceful and quiet environment.

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:
3578 €

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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