

# House

## Opatija, Kvarner



<b>Ref</b>	RE-U-33782
<b>Type</b>	House
<b>Region</b>	Kvarner > Opatija
<b>Location</b>	Opatija
<b>Front line</b>	No
<b>Sea view</b>	Yes
<b>Floorspace</b>	302 sqm
<b>Plot size</b>	496 sqm
<b>No. of bedrooms</b>	4

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**No. of bathrooms**

1

**Price**

€ 690 000

Detached House of 302m<sup>2</sup> with Stunning Views in the Heart of Opatija!  
Perfect investment! Reasonable price!

Opatija, a beautiful coastal town on the Adriatic Sea, is a renowned tourist destination attracting visitors from all over the world. Nestled at the foot of Mount Učka, the town offers breathtaking views of the sea and the nearby islands of Krk and Cres. Opatija is surrounded by charming small towns with narrow streets and historic houses, and its streets are lined with properties showcasing unique architecture, including villas dating back to the Habsburg period. With its variety of beaches, crystal-clear waters, and diverse tourism services, Opatija is a perfect destination, recognized by neighboring countries as an excellent investment choice.

We present to you a beautiful house located just a short distance from the center of Opatija and the city beach at Slatina! This detached house is spread over three levels: a basement, ground floor, and first floor.

In the basement, you'll find a boiler room and a garage for one vehicle. The ground floor covers 90.76 m<sup>2</sup> and includes a bathroom with a separate toilet, a kitchen, and a spacious living room facing south, with access to a balcony offering panoramic views of the sea and the Kvarner Bay. The first floor, measuring 135.41 m<sup>2</sup>, features three bedrooms. One has a French balcony, while another opens onto a larger balcony and terrace. This floor also includes a bathroom and an additional small room with attic stairs.

The house is set on a beautiful 496 m<sup>2</sup> land plot, surrounded by greenery and tranquility. A walk to the sea takes just 7 minutes downhill, and it's only a 2-minute drive to the beach. The property is 400 meters from the sea as the crow flies and is situated on a cul-de-sac, providing added privacy and peace. This is an ideal home for those seeking a quiet life near the sea, while still being close to all the amenities Opatija has to offer.

It's important to note that central heating is installed throughout the house.

This property is a perfect example of a functional home, ideal for those looking to customize a seaside house to their taste. Don't miss the opportunity to own this beautiful property and enjoy the benefits of coastal living! Contact us to schedule a viewing today!

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>:  
2285 €

Average price/m<sup>2</sup> of this type  
in this region:  
2666 €

Median price/m<sup>2</sup> of this type  
in this region:  
2288 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
2880 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
2575 €



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