

Apartment

Opatija, Kvarner



Ref	RE-U-34358
Type	Apartment
Region	Kvarner > Opatija
Location	Opatija
Front line	No
Sea view	Yes
Distance to sea	150 m
Floorspace	126 sqm
No. of bedrooms	2
No. of bathrooms	2
Price	Price upon request

For sale is a truly exquisite apartment in the heart of Opatija, in a residence that embodies luxury and elegance, mere 150 meters from the sea.

Apartment is spread across a generous 126 square meters. This home, filled with light and charm, boasts two spacious bedrooms, each thoughtfully designed, and two elegant bathrooms, creating a haven of comfort and style. Upon entering, you are welcomed by a refined hallway that leads to the heart of the apartment—a magnificent living room that seamlessly integrates with a state-of-the-art kitchen, crafted from the finest materials, and a dining area designed for gatherings and joy.

But what truly sets this apartment apart is the breathtaking terrace. Stretching before you, this enviably large space reveals an enchanting panoramic view of the shimmering sea and the expanse of Kvarner Bay, making every morning coffee or evening relaxation a magical experience. Imagine sitting there, the sea breeze gentle on your face, watching the sun dance on the water—a perfect retreat in every sense.

Included with this remarkable home are two garage parking spaces and a practical storage room, ensuring your belongings are always neatly organized.

Additionally, the apartment comes with the rare gift of two private gardens—serene spots ideal for quiet reflection or joyful moments with loved ones.

For your comfort, the apartment is equipped with both a heat pump and air conditioning, providing year-round warmth or cooling, as needed.

Situated within a well-maintained, fenced garden, the building also offers a shared swimming pool for residents, where you can bask in the sun or take a refreshing dip on warm days. Just 150 meters from the sea, this newly built apartment offers not only luxury but also convenience—an idyllic blend of modern living with nature's beauty at your doorstep.

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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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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