

Apartment

Opatija, Kvarner



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Ref	RE-U-35276
Type	Apartment
Region	Kvarner > Opatija
Location	Opatija
Front line	No
Sea view	Yes
Distance to sea	200 m
Floorspace	130 sqm
No. of bedrooms	2
No. of bathrooms	2
Price	€ 1 310 000

New Luxury Apartment with Terrace in the Heart of Opatija!

This is a fantastic opportunity to own a modern apartment with a terrace in the **center of Opatija**, just 200 meters from the sea. Located on the **4th floor** of a newly constructed building, this elegant residence includes **two parking spaces** in the garage and offers a blend of convenience, luxury, and prime location.

Apartment Features

- **Total Size:** 130 m² (calculated with coefficients).
- **Layout:**
 - Hallway.
 - Spacious **open-concept living room and kitchen**.
 - **2 Bedrooms**.
 - **2 Bathrooms**.
 - Sunny **loggia (balcony)** with stunning open sea views.
 - **Storage room** in the basement.

Exclusive Roof Terrace

A unique feature of this property is the **shared roof terrace**, divided into **five private sections**. This apartment includes ownership of **62 m²** of rooftop space, perfect for enjoying panoramic views of the sea and surrounding area.

Building Highlights

The building is constructed with **premium materials** and features **modern technology** to ensure comfort and durability:

- **Windows and Sliding Doors:** Made of extruded aluminum profiles with thermal bridges (Alu K), with a special coating resistant to sea salt.
- **Entrance Areas:**
 - Central entrance and hallways feature **Venetian mosaic (terrazzo veneziano)** flooring.
 - Staircases and landings are clad in **authentic Kastav natural stone**.
- **Doors:**
 - Main entrance doors are equipped with electric locks, a hand transmitter opening system, and a color video intercom.
 - Internal Italian doors complement the premium aesthetic.

- **Ventilation & Comfort:** Integrated ceiling ventilation system ensures a seamless look and fresh air circulation.
- **Climate Control:** Each apartment has **underfloor heating** and an individual **heat pump**.
- **Premium Finishes:** First-class parquet flooring and bathrooms outfitted with Italian ceramics and sanitary fixtures from renowned brands.
- **Shutters & Screens:** All windows feature **electric shutters** and **mosquito nets** for added convenience.

Convenience & Privacy

The building includes an **elevator** connecting the garage directly to the apartments. Although located in the heart of Opatija, the property is tucked away in a **quiet street** offering **privacy** while still being just a **two-minute walk from the sea**. Surrounded by historic villas, this property enjoys an idyllic yet central location.

Location Highlights

- **Proximity to the Sea:** 200 meters (2-minute walk).
- **Nearby Attractions:** The vibrant center of Opatija, with its shops, restaurants, and cultural offerings, is just steps away.
- **Historic Ambiance:** Situated amidst beautiful historic villas, enhancing the overall charm of the location.

For more information or to arrange a viewing, contact the agent today! Consultations are also available in **German**.

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:
10077 €

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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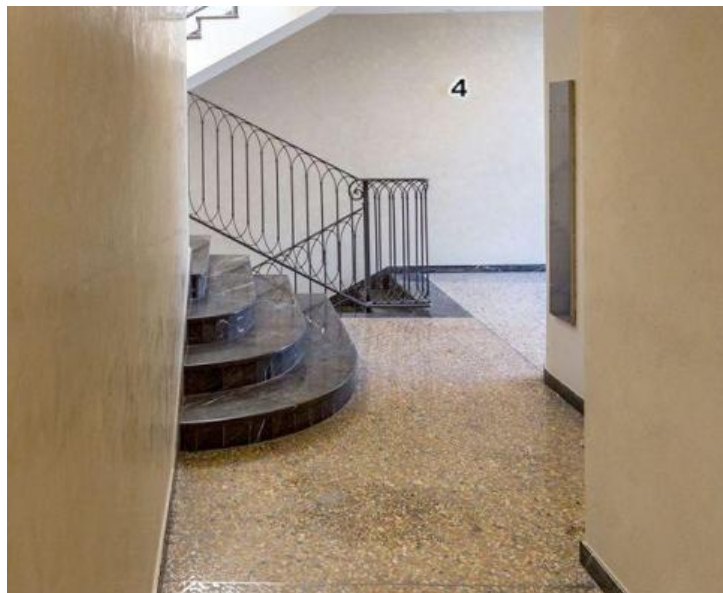
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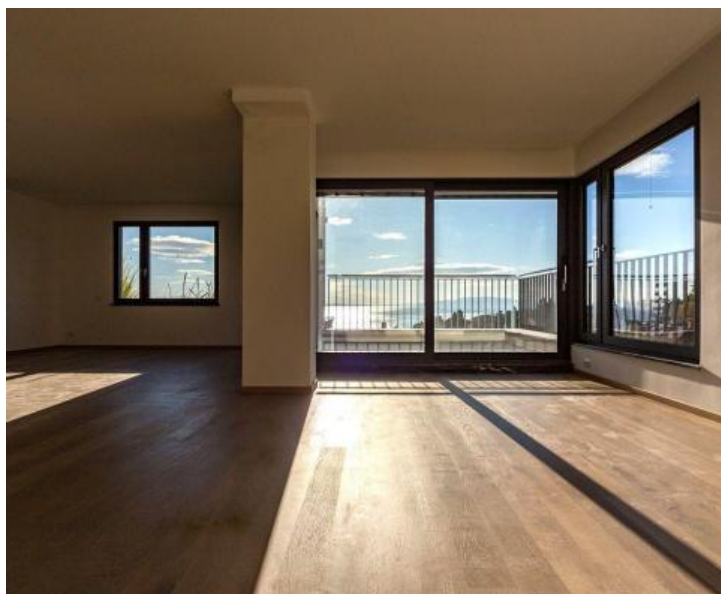
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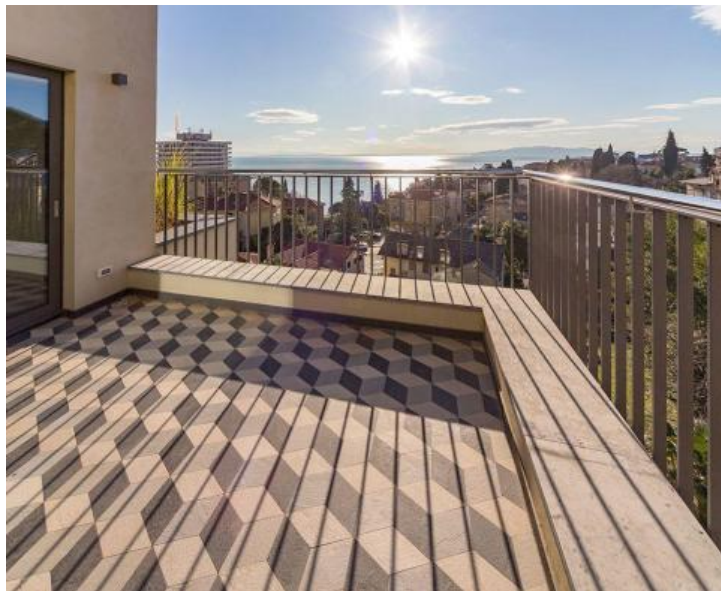
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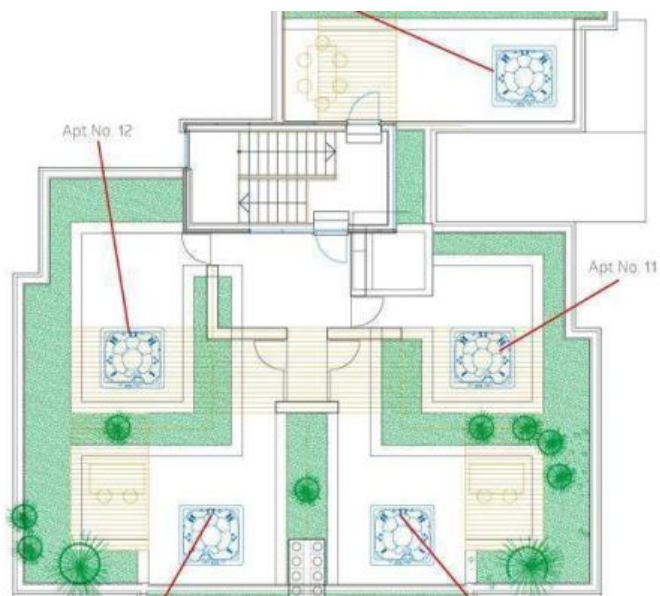
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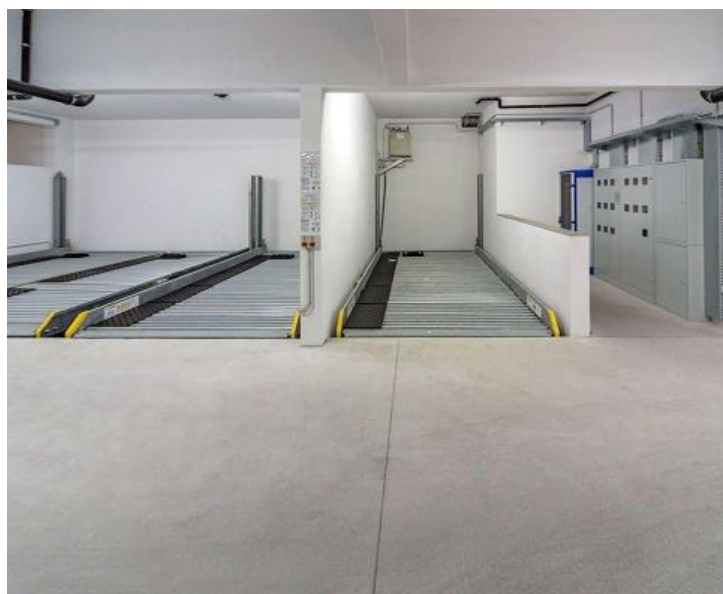
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