

Apartment

Opatija, Kvarner



Apartment

Opatija, Kvarner



Ref	RE-U-35275
Type	Apartment
Region	Kvarner > Opatija
Location	Opatija
Front line	No
Sea view	Yes
Distance to sea	200 m
Floorspace	114 sqm
No. of bedrooms	2
No. of bathrooms	1
Price	€ 1 152 000

Modern Apartment with Terrace in Central Opatija - Exceptional Opportunity next to Ambassador Hotel!

This is your chance to own a **newly built apartment** with a terrace in the **heart of Opatija**, just **200 meters from the sea**. Located on the **4th floor** of a modern building, the apartment features **two parking spaces** in the garage, combining contemporary design with a prime location.

Key Features of the Apartment

- **Total Size:** 114 m² (calculated with coefficients).
- **Layout:**
 - Spacious hallway.
 - **Open-concept living room and kitchen.**
 - **2 Bedrooms.**
 - **1 Bathroom and 1 Toilet.**
 - **Sunny loggia (balcony)** offering panoramic sea views.
 - Storage room in the basement.

Exclusive Roof Terrace

A standout feature is the **shared roof terrace**, divided among **five apartments**. Each unit, including this one, owns **62 m²** of private rooftop space, ideal for enjoying breathtaking views and outdoor relaxation.

Building Highlights

Constructed with **premium materials** and equipped with the latest **modern technology**, this building ensures both quality and comfort:

- **Windows and Sliding Doors:** Made with Alu K extruded aluminum profiles featuring thermal bridges and a special sea-salt-resistant coating.
- **Entrance and Hallways:**
 - Central entrance and hallways are finished with **colored Venetian mosaic (terrazzo veneziano)**.
 - Staircases and landings are clad in **authentic Kastav natural stone**.
- **Doors and Security:**
 - The main entrance features metal doors with an **electric lock, key transmitter access**, and a **video intercom** system.
 - External sliding glass doors include **motion-sensor technology**.

- **Windows:** Equipped with **electric shutters**, external controls, and **mosquito nets**.
- **Heating and Ventilation:**
 - **Underfloor heating** in every apartment.
 - Individual **heat pump** for temperature control.
 - Integrated **ceiling ventilation system**, blending seamlessly into the design.
- **Luxury Finishes:**
 - **First-class parquet flooring** throughout.
 - Bathrooms adorned with **Italian ceramics** and fixtures from renowned brands.
 - Stylish **Italian doors** complete the interior.

Privacy and Location

- **Quiet Street:** Despite its central location, the apartment offers privacy in a serene street surrounded by lush greenery and historic villas.
- **Proximity to Amenities:** Just a **two-minute walk** to the sea, a **minute's walk** to Opatija's vibrant center, and surrounded by restaurants, shops, and cultural attractions.

Why Choose This Property?

This apartment's **superior design**, **modern features**, and **unbeatable location** make it an ideal choice for comfortable living or investment purposes, particularly for **tourism rentals**.

For further details or to schedule a viewing, contact the agent. 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.

Apartment

Opatija, Kvarner



Price per m²:
10105 €

Average price/m² of this type
in this region:
4945 €

Median price/m² of this type
in this region:
4907 €

Average price/m² of this type
in Croatia:
4490 €

Median price/m² of this type
in Croatia:
4168 €

Apartment

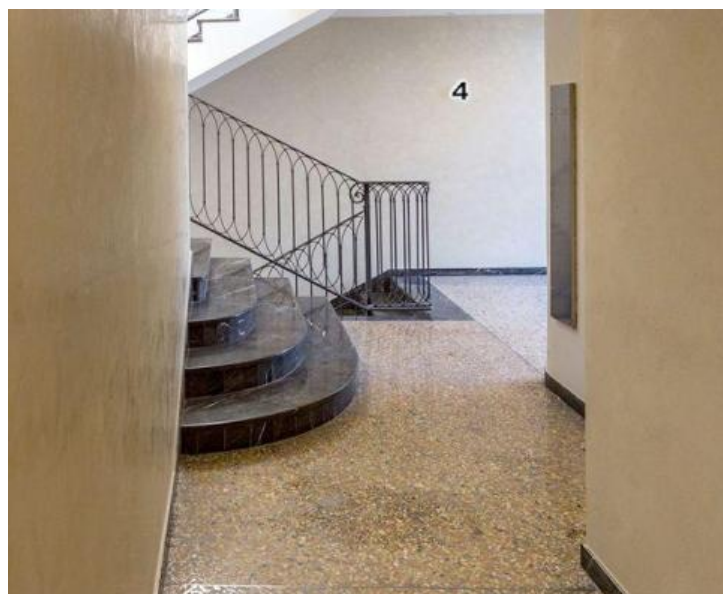
Opatija, Kvarner



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

Apartment

Opatija, Kvarner



Apartment

Opatija, Kvarner



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

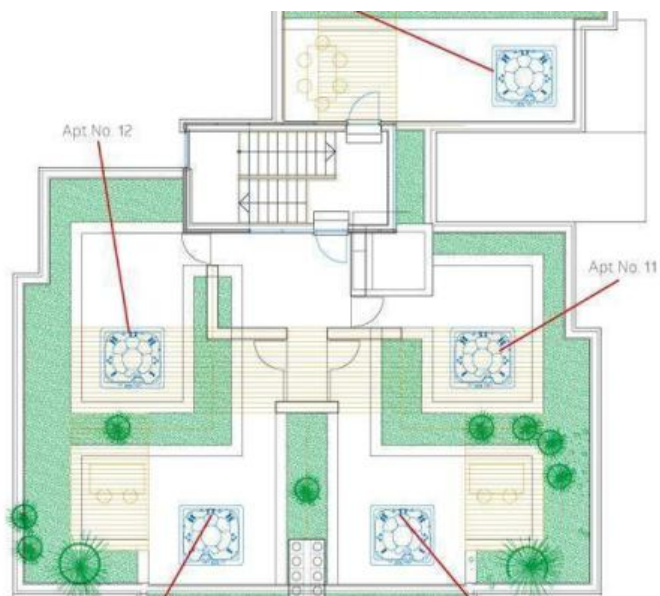
Apartment

Opatija, Kvarner



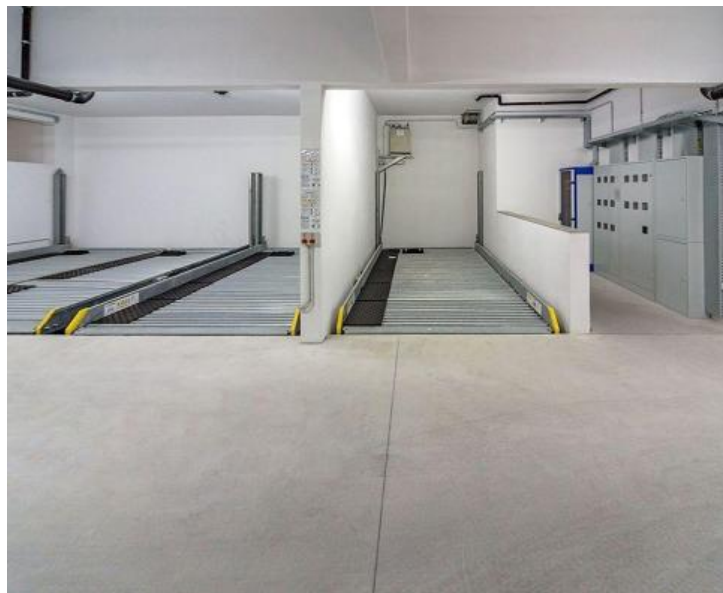
Apartment

Opatija, Kvarner



Apartment

Opatija, Kvarner



Apartment

Opatija, Kvarner

