

Apartment

Opatija, Kvarner



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Ref	RE-U-35274
Type	Apartment
Region	Kvarner > Opatija
Location	Opatija
Front line	No
Sea view	Yes
Distance to sea	200 m
Floorspace	89 sqm
No. of bedrooms	2
No. of bathrooms	2
Price	€ 901 000

Modern Apartment in the Heart of Opatija with Roof Terrace, Sea View, Garage, and Balcony, next to Hotel Ambassador!

Experience a unique opportunity to own a spacious **newly built apartment** in the center of Opatija, complete with a **private roof terrace**, panoramic sea views, and two garage parking spaces.

Property Features

- **Size:** 89 m² (net usable area with coefficients).
- **Layout Includes:**
 - Entrance hallway.
 - **Open-plan living room** with a modern kitchen.
 - **2 Bedrooms.**
 - **2 Bathrooms.**
 - A **sunny loggia (balcony)** offering a breathtaking sea view.
 - A dedicated **storage room** in the building's basement.

Exclusive Roof Terrace Access

This apartment comes with access to a **shared roof terrace**, divided into private sections for five apartments. Each unit enjoys **41 m² of terrace space**, perfect for relaxation or entertaining while enjoying the panoramic view.

Premium Quality Construction

This modern building features **top-quality materials** and advanced technology for a luxurious living experience:

- **Windows and Sliding Doors:** Constructed with **Alu K extruded aluminum profiles**, featuring thermal insulation and a special **sea-salt-resistant coating**.
- **Common Areas:**
 - **Venetian mosaic flooring** (terrazzo veneziano) in the central entrance and hallways.
 - Staircases and landings finished with **local Kastav stone**.
- **Doors and Security:**
 - Secure **metal entrance doors** with an integrated electric lock, remote key transmitter, and **video intercom system**.
 - Automatic motion-sensor **glass sliding doors** at the building's entrance.

- **Window Features:**
 - Electrically operated **external shutters** with convenient controls.
 - **Mosquito nets** on all windows.
- **Heating and Cooling:**
 - Underfloor heating throughout the apartment.
 - Each unit features a **dedicated heat pump** for efficient climate control.
- **Luxury Interiors:**
 - **First-class parquet flooring.**
 - Italian doors for a refined finish.
 - Bathrooms equipped with **Italian ceramics** and fixtures from leading brands.
- **Ventilation:** Integrated **ceiling ventilation system**, blending seamlessly into the space.

Location and Privacy

Situated in a **quiet street**, the building offers privacy despite its central location, surrounded by lush greenery and historic villas.

- **Proximity to Key Amenities:**
 - Only **200 meters from the sea** (a two-minute walk).
 - A short one-minute stroll to the vibrant center of Opatija, with its cultural, dining, and shopping options.

Why Choose This Property?

This apartment is ideal for those seeking a **luxurious residence**, a holiday home, or a high-value investment for tourism rental, combining **modern design**, premium materials, and an unbeatable location.

Arrange a Viewing Today

Contact the agent for more details and to schedule a tour. **German-language consultations** are available.

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:
10124 €

Average price/m² of this type
in this region:
4936 €

Median price/m² of this type
in this region:
4893 €

Average price/m² of this type
in Croatia:
4489 €

Median price/m² of this type
in Croatia:
4167 €

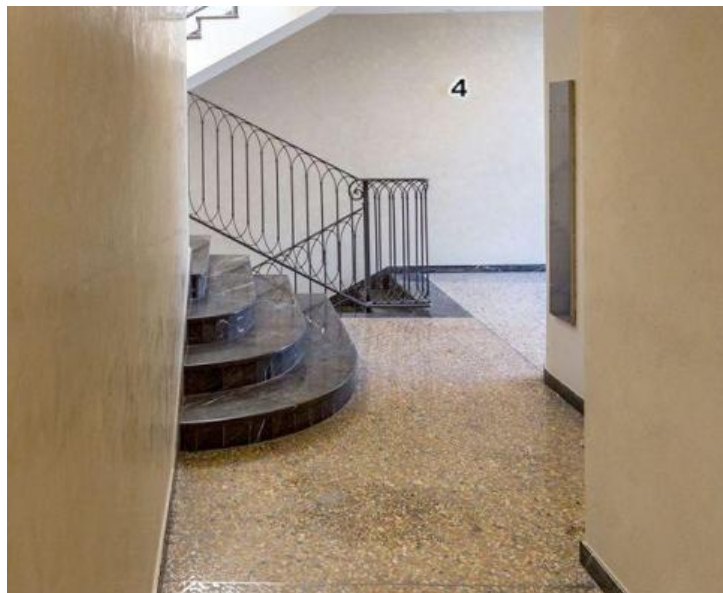
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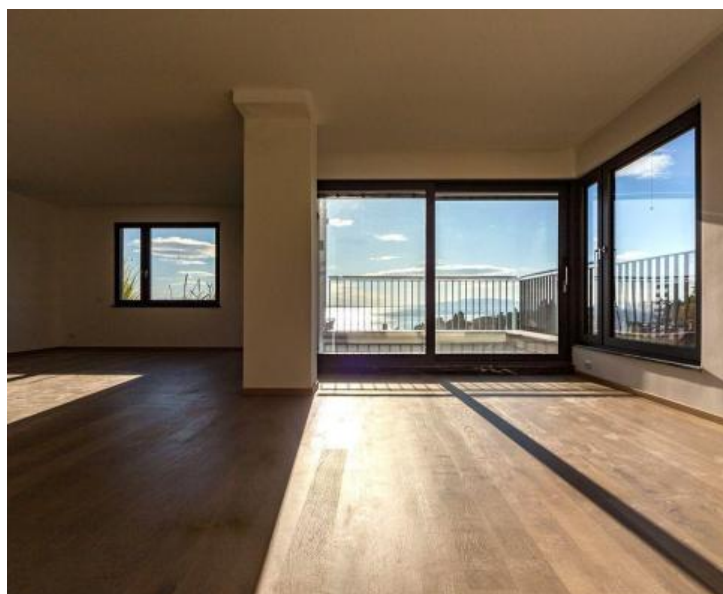
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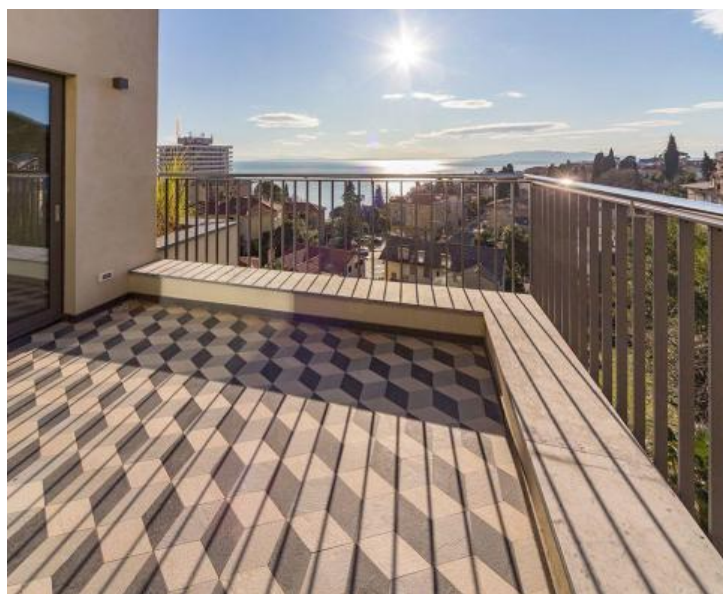
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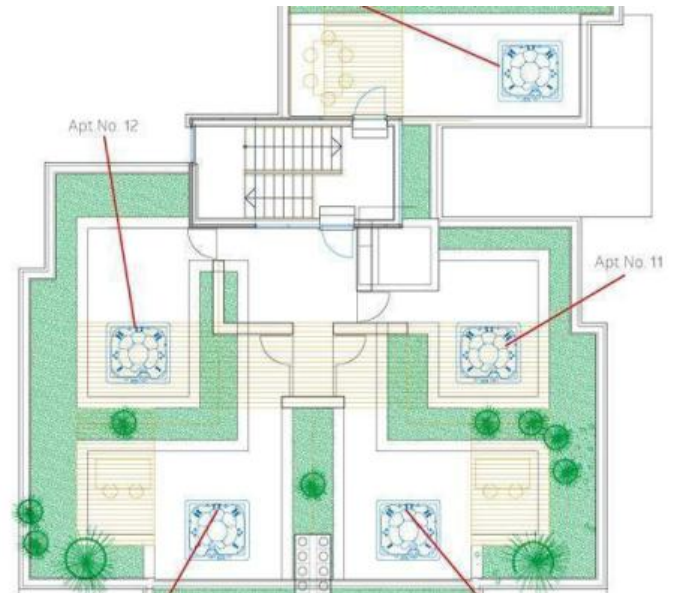
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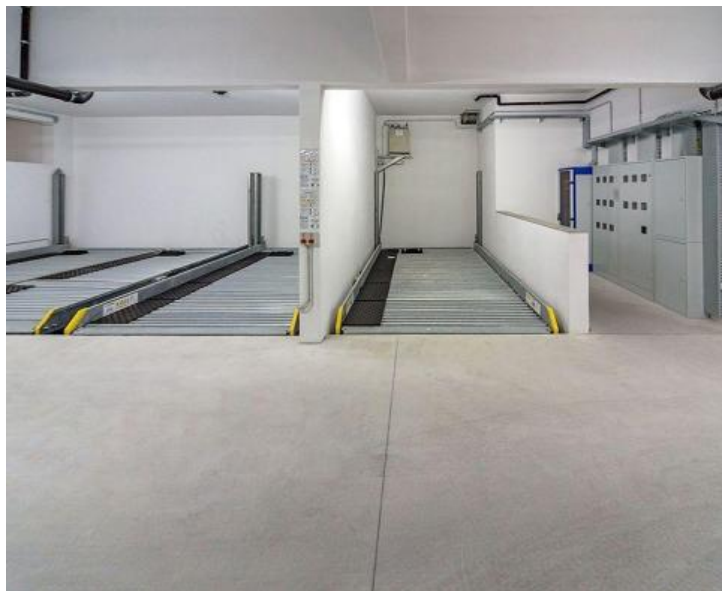
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