

Apartment

Opatija, Kvarner



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Ref	RE-U-35270
Type	Apartment
Region	Kvarner > Opatija
Location	Opatija
Front line	No
Sea view	Yes
Distance to sea	200 m
Floorspace	145 sqm
No. of bedrooms	2
No. of bathrooms	2
Price	€ 1 462 000

In the heart of the charming coastal town of Opatija, there lies a rare opportunity to acquire a residence of no small distinction—a newly constructed apartment with a terrace, affording splendid views of the sea, mere 200 meters from Lungomare and Adriatic sea beaches..

Positioned on the third floor of an elegant edifice, this abode spans an impressive **145 m²** (with coefficients), and is endowed with all the accoutrements befitting modern living.

Upon entry, the apartment reveals itself through a spacious **hallway**, which leads to an open-plan **living room** and **kitchen**, an arrangement that affords both comfort and a sense of unimpeded space. Two well-appointed **bedrooms**, complete with wardrobes, provide ample accommodation, while an additional **anteroom** enhances the flow of the interior. The apartment further boasts **two bathrooms** and a separate **toilet**, ensuring every convenience. But perhaps most captivating of all is the **sunny loggia**—a delightful balcony where one can sit and gaze out at the boundless expanse of the sea, a view that stirs the soul.

Not to be overlooked is the ample storage space in the basement, nor the **roof terrace** that forms part of the ownership structure. This rooftop space, shared with four other fortunate dwellers, provides a private haven of **42 m²**, perfect for solitary reflection or convivial gatherings beneath the sky.

The building itself has been constructed with the utmost attention to quality and craftsmanship. **Top-tier materials** have been employed in every aspect of its design, and the furnishings incorporate the latest in modern technology. An **elevator** links the garage with the upper levels, affording easy access. The windows and sliding walls are crafted from **extruded aluminum profiles**, coated to resist the corrosive effects of sea salt, ensuring both durability and aesthetic charm.

The central **entrance** and **hallway** are adorned with **colored Venetian mosaic** (terrazzo veneziano), while the **staircase** and **landings** are laid with the finest **Kastav stone**, a tribute to local traditions. The **entrance door** is an imposing piece of metalwork, fitted with an electric lock and a system of opening via a **hand transmitter** (key), complemented by a **color video intercom** for added security. The external **glass sliding doors** are equipped with motion sensors, a modern touch that facilitates ease of access.

Each of the windows is fitted with **electrically operated external shutters** and controls, offering both privacy and protection from the elements. Furthermore, **mosquito nets** ensure that the apartment remains undisturbed by the summer insects that sometimes plague the region. Comfort is guaranteed with **underfloor heating**, and the apartment is equipped with a **heat pump**, ensuring a climate-controlled environment throughout the year.

The **parquet flooring** of the highest quality, combined with Italian doors and **luxurious bathroom fittings**—including ceramics and sanitary ware from renowned brands—serve to elevate the sense of sophistication within. A ceiling-mounted **ventilation system** integrates seamlessly into the space, further enhancing the apartment's comfort and livability.

While the building is situated a mere **200 meters** from the sea—only a two-minute stroll away—the location

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offers an enviable degree of tranquility and privacy. The surrounding area is a veritable enclave of **historic villas**, and the lively center of Opatija, with all its bustling cafes, shops, and cultural offerings, is but a brief walk away.

This apartment, then, is not merely a residence; it is an opportunity to live in one of the most desirable locations on the Adriatic coast. Whether one seeks a serene place to call home or a prime investment property in a region known for its tourism, this dwelling stands as a testament to modern elegance, luxury, and comfort.

Should you wish to arrange a viewing of this fine property, do not hesitate to contact the agent directly—consultations in German are available for your convenience.

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:
10083 €

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:
4485 €

Median price/m² of this type
in Croatia:
4159 €

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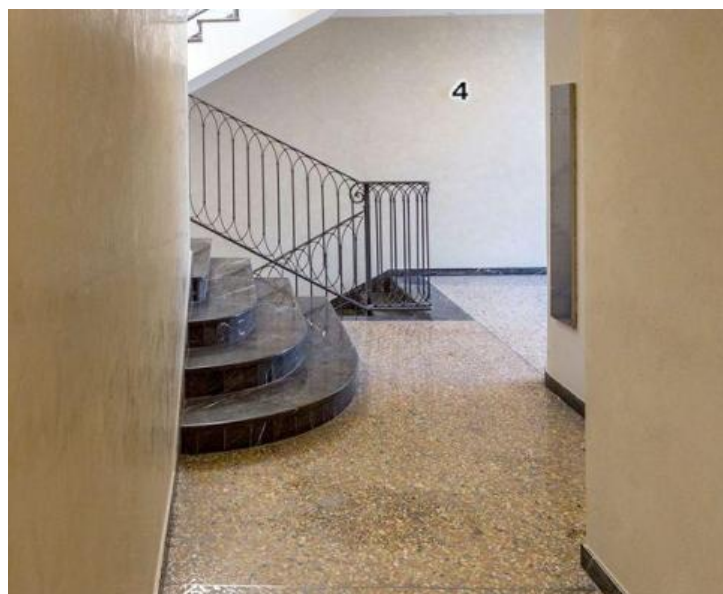
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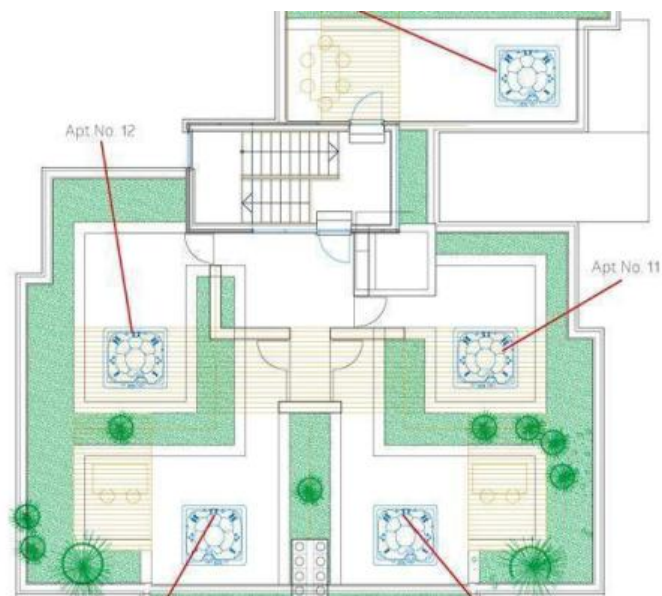
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