

Apartment

Opatija, Kvarner



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Ref	RE-U-35269
Type	Apartment
Region	Kvarner > Opatija
Location	Opatija
Front line	No
Sea view	Yes
Distance to sea	200 m
Floorspace	126 sqm
No. of bedrooms	3
No. of bathrooms	2
Price	€ 1 275 000

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Let us tell you about an incredible opportunity, one of the best in Opatija. This is a fantastic, brand-new apartment in the heart of the city, just 200 meters from the sea – that’s right, only a two-minute walk. It’s tremendous, really.

The apartment is big, **126m²** – that’s a lot of space – with a great **terrace** and a **garage**. You’ve got everything you need here. It’s ready to move in right now.

This gorgeous apartment is on the 3rd floor, and let me tell you, it’s not just any apartment. It’s got a beautiful open-plan **living room** and **kitchen**, with **three bedrooms** – so much room for activities.

The **entrance hall**, **two bathrooms**, and a **toilet** make it perfect for a family or anyone who wants to live like a king or queen. But here’s the kicker – a **sunny loggia** (a fantastic balcony) with a gorgeous open view of the sea. Incredible.

The **roof terrace** – 39m² of it – is part of the ownership structure, and it’s shared with only **four other apartments**. Very exclusive.

The building is top-notch, with the **best materials** – only the finest. The elevator connects the garage directly to the apartments.

The windows are made of **high-quality aluminum** and are specially coated to withstand the sea salt. You won’t find a better place in Opatija, I promise.

The floors? **Venetian mosaic** in the hallway, the **staircase** with natural **Kastav stone** – absolutely beautiful. The entrance door is solid, metal, with a **built-in electric lock** and a **video system**.

The **glass sliding door** has an automatic sensor. It’s all modern, it’s all high-end.

Every apartment has **underfloor heating**, a **heat pump**, and the finest **Italian doors**. The bathrooms? Only the best **Italian ceramics** and **sanitary elements**.

Everything fits perfectly, and the **ventilation system** is integrated into the ceiling – modern, smart, and comfortable.

This is a prime location. Only 200 meters from the sea. You’re close to everything – beautiful historic villas around you, the center of Opatija just a minute away. You

can walk to everything, and it’s **quiet**, so you get the best of both worlds. Total privacy, total luxury.

If you’re looking for something special in Opatija, this is it.

Call the agent, arrange a visit. **German consultation available** – we’ve got you covered.

Don’t miss out on this incredible opportunity.

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:
10119 €

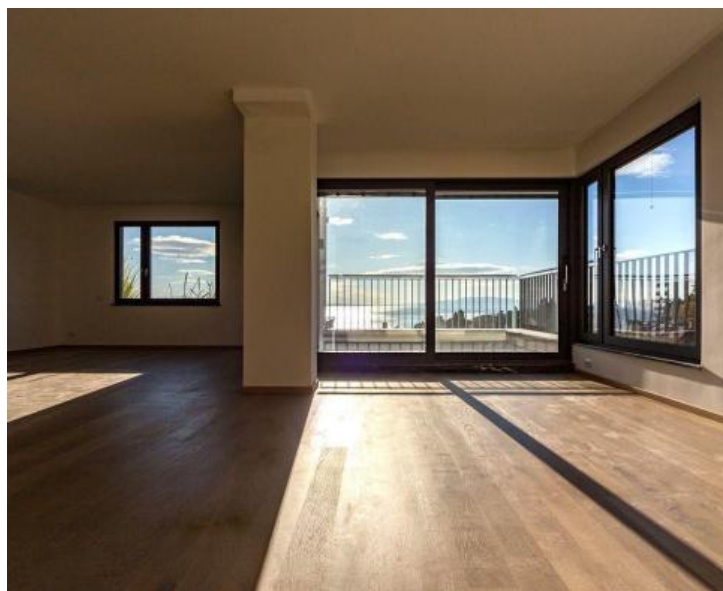
Average price/m² of this type
in this region:
4957 €

Median price/m² of this type
in this region:
4900 €

Average price/m² of this type
in Croatia:
4488 €

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

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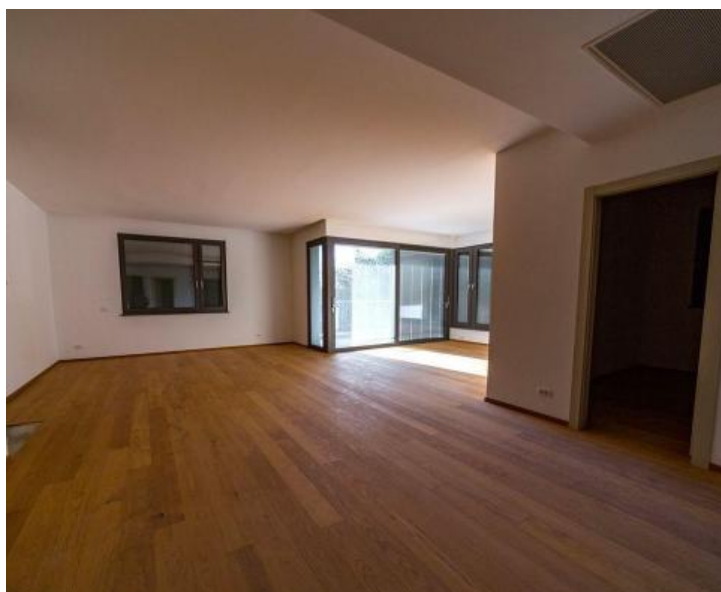
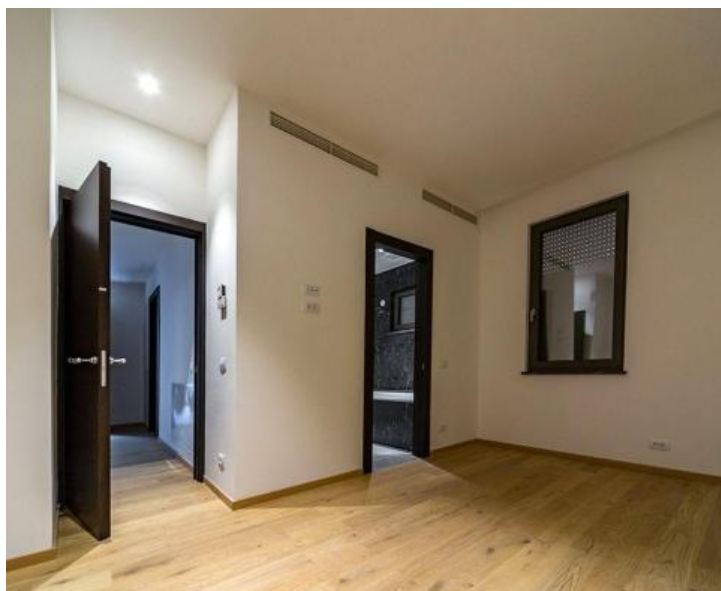
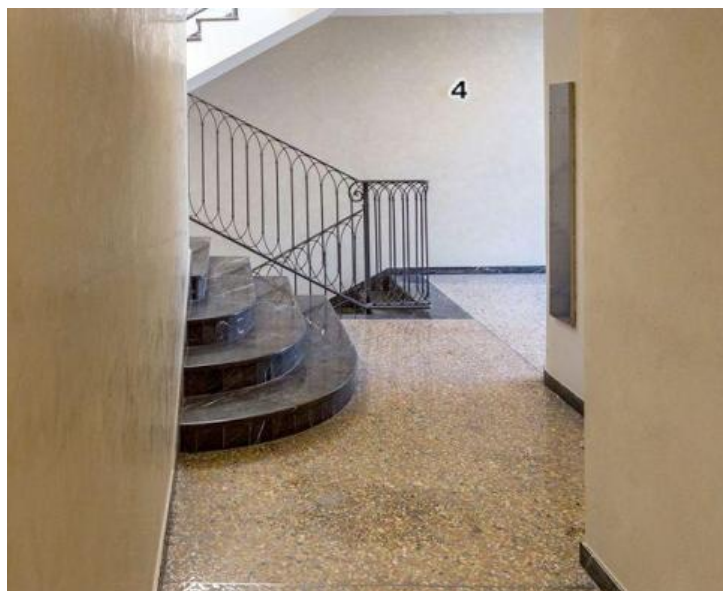
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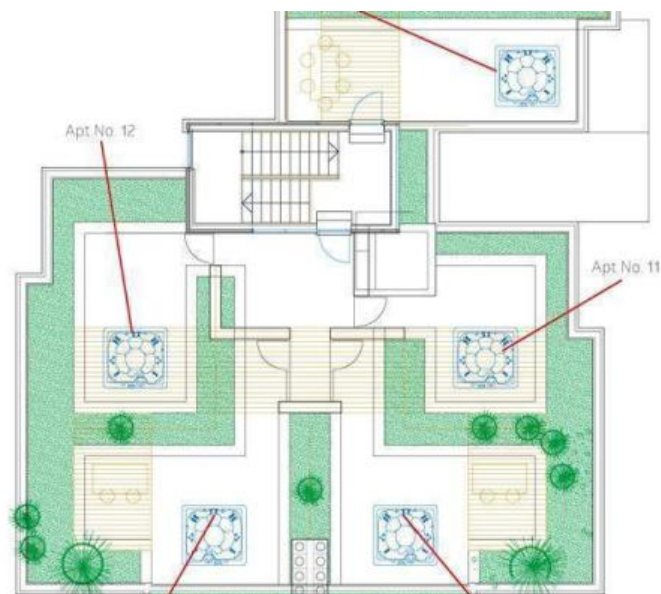
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