

Apartment

Opatija, Kvarner



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Ref	RE-U-35268
Type	Apartment
Region	Kvarner > Opatija
Location	Opatija
Front line	No
Sea view	Yes
Distance to sea	200 m
Floorspace	86 sqm
No. of bedrooms	2
No. of bathrooms	2
Price	€ 834 000

We are talking about a **tremendous opportunity** in Opatija here!

This is a **new building** right in the **heart of Opatija**, and it's only **200 meters from the sea** – that's just a **two-minute walk**. It's a **fantastic location**, truly one of the best. **Luxury** all around.

This **beautiful apartment** is **86 m²** with an **amazing terrace** and a **garage** – you've got everything you need. It's got a **spacious open living room** with a kitchen, **two bedrooms**, and **two bathrooms** – everything you could ask for. And let me tell you, this apartment has a **sunny loggia** (that's a balcony for the uninitiated) with a **great view** – a perfect spot to relax. Oh, and there's a **storage room in the basement** – so you've got extra space. **Very important**.

This building? Top of the line, folks. **Top-quality materials**, modern technology. **First-class stuff**. The **elevator** takes you right from the garage to your apartment. The windows? Made with **high-end aluminum profiles** from **Alu K**, and they're specially coated to resist sea salt – the best you can get.

The floors? **Colored Venetian mosaic**, the **staircase** and landings made of **beautiful natural stone** – it's all about quality. **Solid metal entrance doors** with an **electric lock** and a **video system**. **Glass sliding doors** with a **motion sensor**. All windows come with **electrically-operated shutters**, and every window has **mosquito nets**. Can't beat that.

Each apartment comes with **underfloor heating** and its own **heat pump**. The **parquet** is first-class, and the **Italian doors** – absolutely beautiful. The **bathrooms**? Italian ceramics, the **best sanitary elements** from renowned brands. And the ventilation? It's built into the ceiling – so smart, so sleek.

The **floor plans** are well-designed – each apartment gets its own **private terrace**. And the **location**? You won't find better. It's **quiet, private**, and just a **minute's walk** from the center of Opatija. And guess what? You're surrounded by **historic villas**. This is the place to be.

Don't wait, folks.

Consultation in German available.

This is an opportunity you **don't want to miss**. Trust us.

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:
9698 €

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:
4490 €

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

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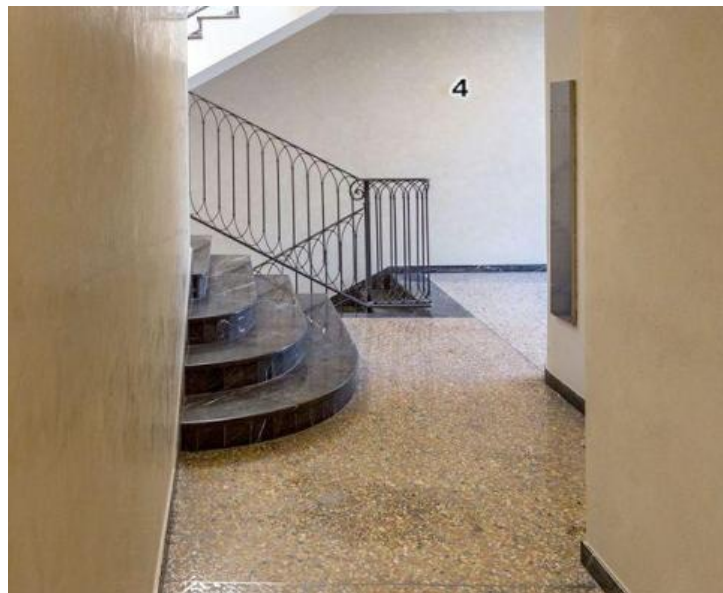
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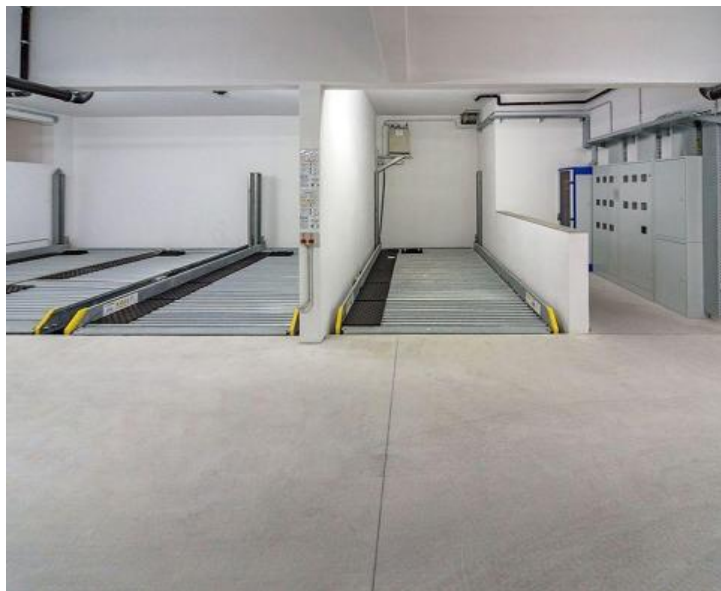
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