

Apartment

Opatija, Kvarner



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Ref	RE-U-35261
Type	Apartment
Region	Kvarner > Opatija
Location	Opatija
Front line	No
Sea view	No
Distance to sea	200 m
Floorspace	86 sqm
Plot size	28 sqm
No. of bedrooms	2
No. of bathrooms	2
Price	€ 668 000

Apartment in a New Building with Terrace and Garage - Just 200 Meters from the Sea in the Heart of Opatija!

A rare opportunity to own a modern apartment with a terrace and garage in the very center of Opatija, only 200 meters from the sea.

Located on the 1st floor of a newly constructed building, this 86 m² apartment (with coefficients) includes two garage parking spaces and a storage room in the basement.

Apartment Features:

- **Layout:**
 - Hallway
 - Open-plan living room with kitchen
 - Two bedrooms
 - Two bathrooms
 - Sunny loggia with a pleasant view
 - Basement storage

Top-Quality Construction & Design:

- **Building Materials:** High-end materials and modern technology used throughout
- **Windows & Sliding Doors:** Extruded aluminum profiles with thermal bridges (Alu K) and a sea salt-resistant coating
- **Floors:** Venetian mosaic (terrazzo veneziano) in the central entrance and hallway, with indigenous natural stone (Kastavski sivac) on staircases and landings
- **Doors:** Metal entrance doors with an electric lock, remote-controlled entry, and a color video intercom system
- **Shutters & Mosquito Nets:** Electrically operated external shutters and integrated mosquito nets on all windows

Comfort & Luxury Features:

- **Heating:** Underfloor heating with individual heat pumps for each apartment
- **Flooring:** Premium parquet and Italian interior doors
- **Bathrooms:** Italian ceramics and high-end sanitary ware from renowned brands
- **Ventilation:** Discreet ceiling-integrated ventilation system

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Location Benefits:

Despite being in the center of Opatija, the apartment offers a quiet and private setting on a tranquil street surrounded by historic villas. The sea is just a 2-minute walk away, and all key amenities, event venues, and Opatija's vibrant lifestyle are within a minute's walk.

Viewing & Contact:

For more information or to schedule a viewing, contact the agent with confidence. German-language consultations are available.

This property offers the perfect combination of modern comfort, luxury, and an exceptional location in one of Opatija's most desirable areas.

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:
7767 €

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:
4486 €

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

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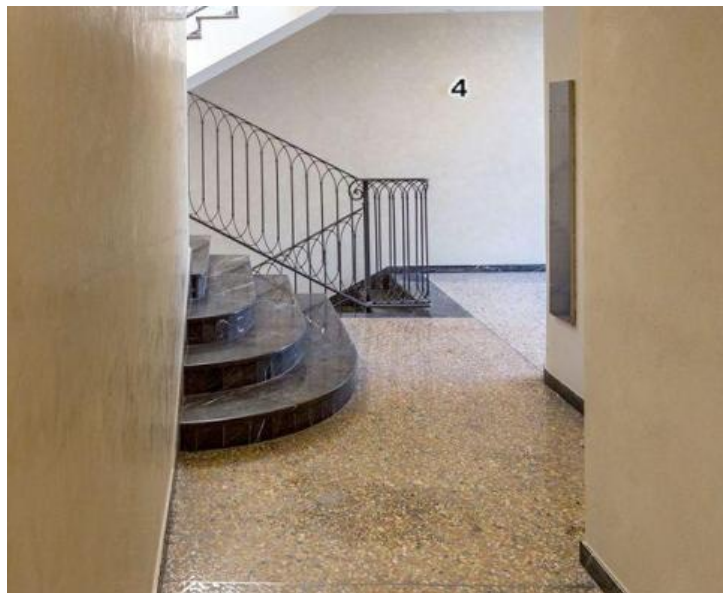
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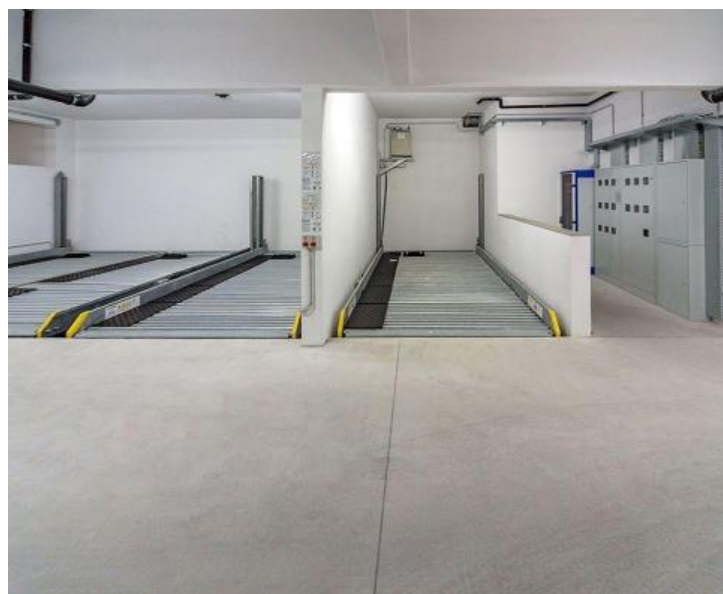
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