

# New development

## Opatija, Kvarner



<b>Ref</b>	RE-U-35557
<b>Type</b>	New development
<b>Region</b>	Kvarner > Opatija
<b>Location</b>	Opatija
<b>Front line</b>	No
<b>Sea view</b>	Yes
<b>Distance to sea</b>	250 m
<b>Floorspace</b>	107 sqm
<b>No. of bedrooms</b>	2
<b>No. of bathrooms</b>	2
<b>Price</b>	€ 680 000

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### **Exclusive Apartment in a Modern Building Above the Center of Opatija mere 250 Meters from the Sea!**

**It is a new boutique residence of 10 luxury apartments only with easy access to key amenities, including the Lungomare promenade, the central beach, Opatija's summer stage, and the Gervais cultural center. The sea is only 250 meters away. The residence offers spacious terraces and garages.**

We present an sample S2 apartment with a total area of 106.93 m<sup>2</sup>, situated on the ground floor of a modern building above the heart of Opatija.

The apartment features two bedrooms, each with an en-suite bathroom, and an elegant open-plan living space. The 43 m<sup>2</sup> living, dining, and kitchen area opens onto a 19 m<sup>2</sup> terrace equipped with a jacuzzi and a cozy outdoor space for socializing, offering exceptional opportunities for relaxation.

The apartment also comes with a garage parking space and a 2 m<sup>2</sup> storage room.

This property is an ideal choice for both residential living and tourist rental, offering a unique opportunity to own prime real estate in Opatija.

### **Other apartments available in same building:**

35558 - ground floor- 107 sq.m. - 2 bedrooms - 650 000 eur

35556 - 1st floor - 91 sq.m. - 2 bedrooms - 670 000 eur

35555 - 1st floor - 91 sq.m. - 2 bedrooms - 680 000 eur

35552 - 2d floor - 81 sq.m. - 2 bedrooms - 700 000 eur

35554 - 2d floor - 95 sq.m. - 2 bedrooms - 720 000 eur

35549 - Penthouse - 126 sq.m. - 3 bedrooms - 1 050 000 eur

35551 - Penthouse 126 sq.m. - 3 bedrooms - 1 400 000 eur

Proper time to buy!

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 m<sup>2</sup>:  
6355 €

Average price/m<sup>2</sup> of this type  
in this region:  
5909 €

Median price/m<sup>2</sup> of this type  
in this region:  
6008 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
4262 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
3987 €



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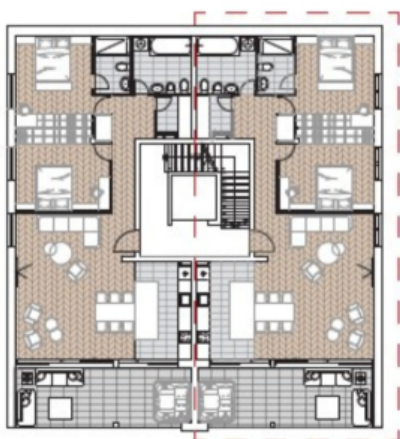


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Pozicija na osnovi - Stan S2





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