

# Apartment

## Opatija, Kvarner



<b>Ref</b>	RE-U-35644
<b>Type</b>	Apartment
<b>Region</b>	Kvarner > Opatija
<b>Location</b>	Opatija
<b>Front line</b>	No
<b>Sea view</b>	Yes
<b>Floorspace</b>	125 sqm
<b>No. of bedrooms</b>	3
<b>No. of bathrooms</b>	2

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**Price**

€ 590 000

## **Stunning Sea-View Apartment in Opatija - Now Discounted!** **Price Reduced from €650,000 to €590,000!**

Discover this exceptional apartment located in Opatija, a picturesque coastal town on the Adriatic Sea, renowned for its natural beauty and rich history. Nestled at the foot of Učka Mountain, Opatija offers breathtaking views of the sea and nearby islands, including Krk and Cres. The area boasts charming towns with historic narrow streets, old-world houses, and a unique blend of culture and architecture dating back to the Habsburg era.

This seaside destination features pristine beaches, crystal-clear waters, and a range of tourist amenities, making it not only a dream vacation spot but also an excellent investment opportunity favored by neighboring countries.

We are offering an apartment in a prime location within a stunning Austro-Hungarian villa. The property includes:

- **Three spacious bedrooms**
- **A bright living room**
- **A balcony** with panoramic sea views
- **A fully equipped kitchen**
- **Two modern bathrooms**

Covering a generous 125m<sup>2</sup>, the apartment faces southeast, ensuring abundant natural light through its many windows. Elegant parquet floors run throughout, and heating is provided by efficient heat pumps.

The villa itself is in impeccable condition, with recent renovations including a new roof and façade. The apartment comes partially furnished, as per agreement.

This rare gem offers a harmonious blend of historic charm and modern comfort, making it an outstanding opportunity in Opatija's competitive real estate market.

### **Don't miss this chance - properties like this are a true rarity!**

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>:  
4720 €

Average price/m<sup>2</sup> of this type  
in this region:  
4936 €

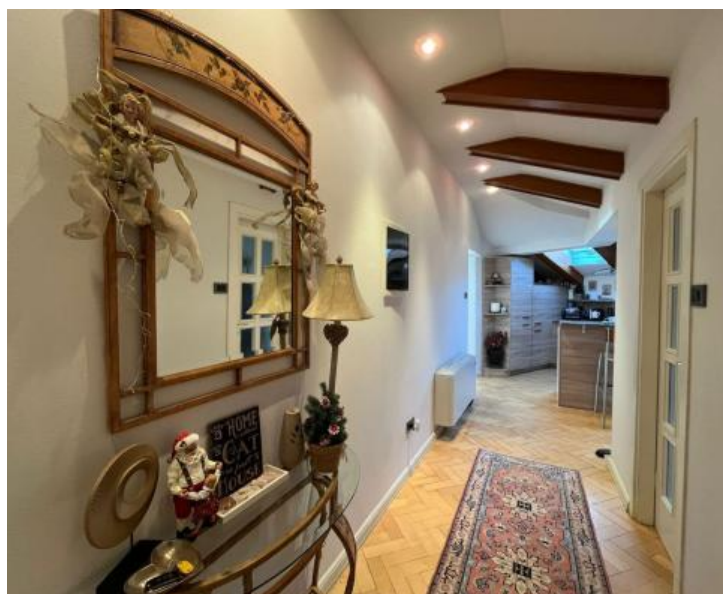
Median price/m<sup>2</sup> of this type  
in this region:  
4893 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
4488 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
4163 €

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