

Apartment

Pobri, Kvarner



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|------------------------|-------------------|
| Ref | RE-U-35955 |
| Type | Apartment |
| Region | Kvarner › Opatija |
| Location | Pobri |
| Front line | No |
| Sea view | No |
| Distance to sea | 630 m |
| Floorspace | 103 sqm |
| Plot size | 125 sqm |

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| | |
|-------------------------|-----------|
| No. of bedrooms | 2 |
| No. of bathrooms | 2 |
| Price | € 365 000 |

New apartment in Pobri, Opatija, cca. 600 meters from the sea.

The apartment occupies entire ground floor of the building.

This property is located in a private house with only three residential units, situated in a quiet, traffic-free street just a 4-minute drive from the center of Opatija.

Apartment 1 comprises an entrance, a spacious hallway connecting the open-plan living room with the kitchen and dining area. This space opens onto a terrace through sliding glass doors on two sides, offering both a covered and an open area. Additionally, the apartment features two large, fully equipped bathrooms and two spacious bedrooms with floor-to-ceiling built-in wardrobes. The apartment also includes a garden surrounding the terrace, with ample space for a sunbathing area, barbecue, or Jacuzzi.

The apartment is equipped with triple-glazed aluminum windows, electric shutters, a private heat pump system with underfloor heating throughout, and air conditioning in every room. High-quality materials, including doors, ceramics, and sanitary ware, have been carefully selected.

This stunning new development comes with a usage permit and is move-in ready. The furniture, which is unused, is included in the price.

The property includes two private parking spaces with an electric charging station and a private basement (10 m² with a window), which serves as storage and houses the boiler and heat pump.

This is a rare opportunity to purchase a high-quality new development just 4 minutes from the center of Opatija.

To schedule a viewing, contact the agent with confidence—consultations in German are also available.

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:
3544 €

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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