

Apartment

Pobri, Kvarner



Ref	RE-U-35975
Type	Apartment
Region	Kvarner › Opatija
Location	Pobri
Front line	No
Sea view	Yes
Distance to sea	1000 m
Floorspace	108 sqm
No. of bedrooms	3

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No. of bathrooms

2

Price

€ 440 000

Penthouse in Pobri, Opatija, 1 km from the sea!
Wonderful sea views are opening from the apartment!

Entire Second Floor Apartment in a New Build Near Opatija

This stunning property occupies the entire second floor of a private house with only three residential units. Situated in a peaceful, traffic-free street, it is just a 4-minute drive from the center of Opatija, offering tranquility and convenience.

Apartment Details:

- **Layout:** Apartment 3 features:

- A private entrance.
- A spacious hallway connecting an open-plan living room, kitchen, and dining area.
- Large sliding glass doors that open to a covered terrace.
- Three generous bedrooms with floor-to-ceiling built-in wardrobes.
- Two fully equipped bathrooms.
- One bedroom, south-facing, boasts a private balcony with stunning sea views.

- **Terrace Features:**

- Panoramic sea views from every south-facing window.
- Pre-installed water and electrical connections for a jacuzzi.

High-Quality Features:

- Triple-glazed aluminum windows with electric blinds.
- Individual heat pump system with underfloor heating throughout.
- Air conditioning in every room.
- Premium materials, including top-grade doors, ceramics, and sanitary fixtures.

Additional Benefits:

- **Parking:** Ownership includes three parking spaces, each with an electric charging station.

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- **Storage:** A private, 10 m² basement room with a window, perfect for storage and housing the heat pump and boiler.
- Fully furnished, with all furniture included in the price.
- The property is move-in ready and comes with a use permit.

This rare opportunity to purchase a high-quality new build so close to Opatija is not to be missed.

For more details or to arrange a viewing, contact our 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:
4074 €

Average price/m² of this type
in this region:
4936 €

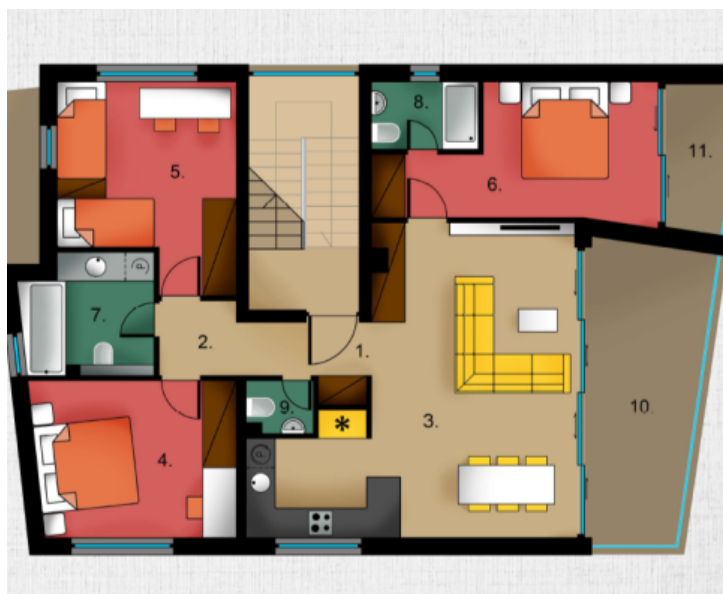
Median price/m² of this type
in this region:
4893 €

Average price/m² of this type
in Croatia:
4490 €

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

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