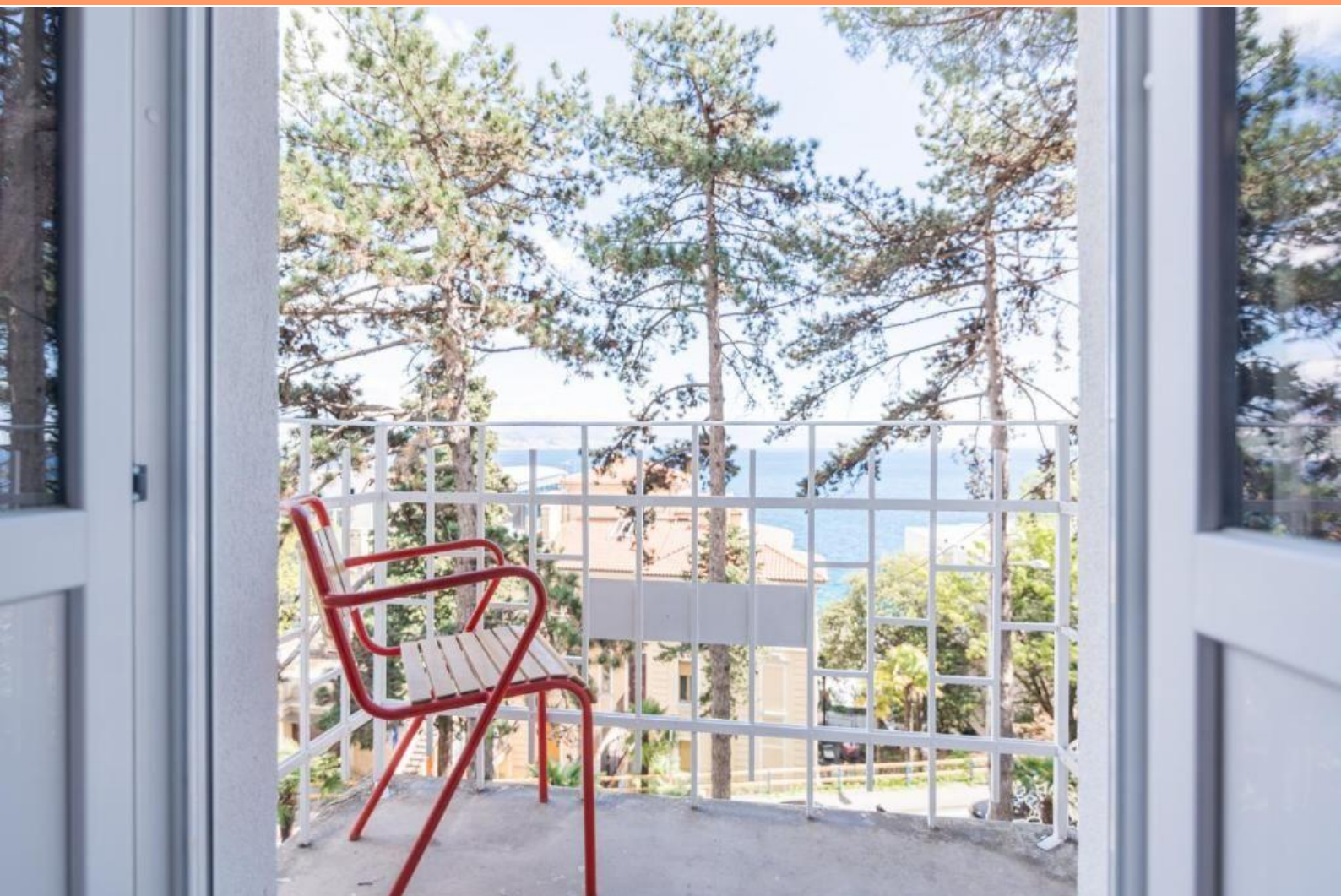


Apartment

Opatija, Kvarner



Ref	RE-U-36302
Type	Apartment
Region	Kvarner > Opatija
Location	Opatija
Front line	No
Sea view	Yes
Floorspace	140 sqm
Plot size	850 sqm
No. of bedrooms	3
No. of bathrooms	2
Price	€ 995 000

Elegant Three-Bedroom Apartment with Sea View in Opatija Villa - Very Central Location!

For sale is a three-bedroom apartment with a living room located in an elegant villa in Opatija, with a total area of 122.70 m².

Renovated three years ago, the apartment is situated on the top floor of the building. It features three bedrooms, a living room, a kitchen, a bathroom, and a balcony offering stunning sea views.

Additional Features:

- **Studio Apartment:** Includes a separate 18 m² studio with a private entrance.
- **Parking:** Comes with a garage and an outdoor parking space.
- **Garden:** Includes half of a beautifully landscaped communal garden spanning 1,898 m², enriched with century-old pine trees and exquisite horticulture.

The villa is well-maintained, with a recently renovated roof. Heating is provided through an oil-based central system, and the apartment is equipped with air conditioning.

Situated in a quiet location close to all amenities, this property is ideal for comfortable living or as an investment opportunity.

About Opatija

Opatija is a stunning coastal town on the Adriatic Sea, renowned as a premier tourist destination for visitors worldwide. Nestled at the foot of Mount Učka, the town offers breathtaking views of the sea and the nearby islands of Krk and Cres.

Surrounding Opatija are charming small towns with historic narrow streets and old houses rich in history. The city itself is adorned with unique architecture, featuring villas dating back to the Habsburg era.

With its wide range of beaches, crystal-clear sea, and diverse tourist services, Opatija is a perfect destination recognized by neighboring countries as an excellent investment opportunity.

Don't miss this chance to own a piece of history and elegance in Opatija - ideal for living or as a profitable investment.

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:
7107 €

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:
4489 €

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

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