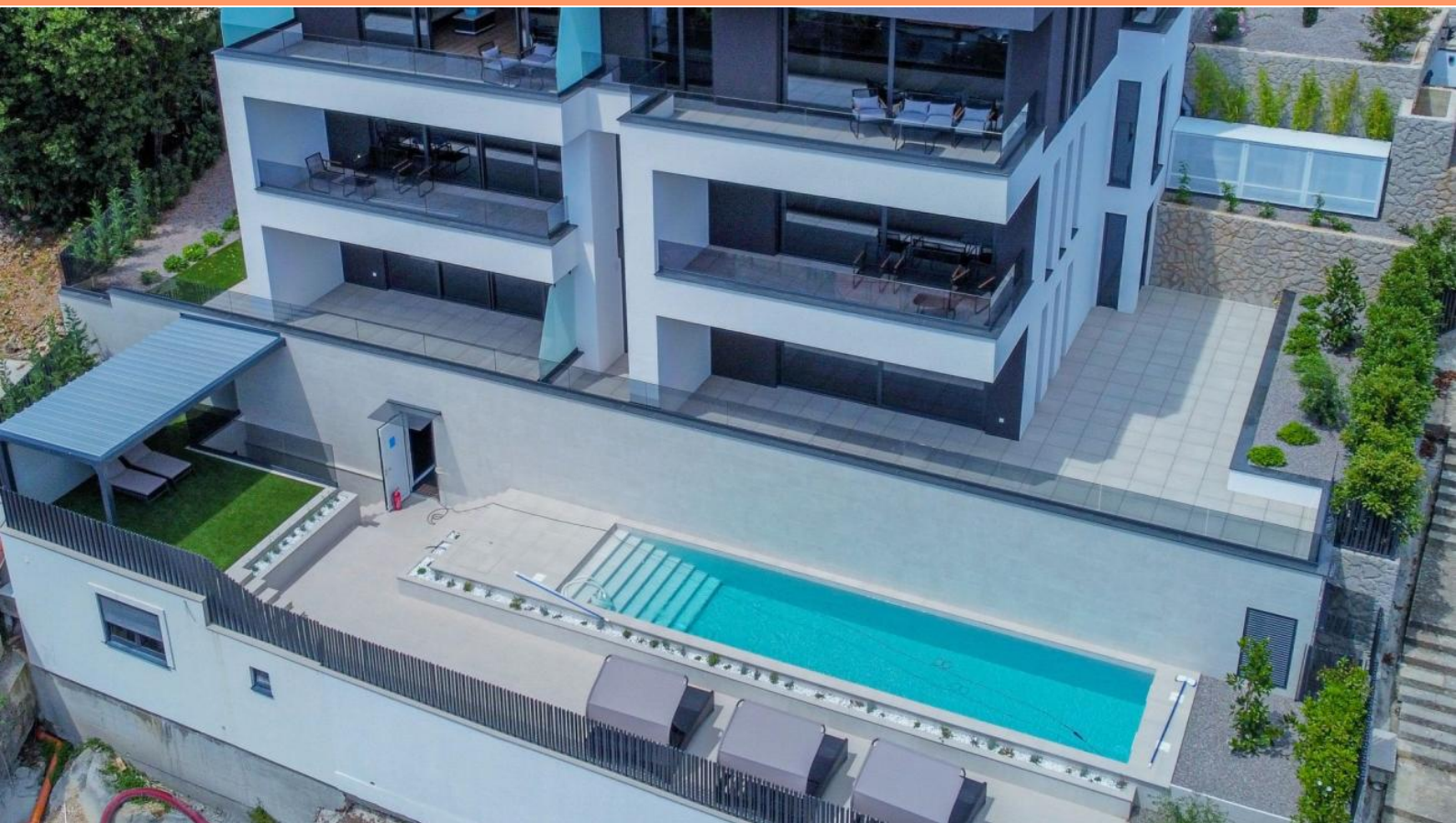


Apartment

Opatija, Kvarner



Ref	RE-U-35248
Type	Apartment
Region	Kvarner › Opatija
Location	Opatija
Front line	No
Sea view	Yes
Distance to sea	200 m
Floorspace	139 sqm
Plot size	100 sqm
No. of bedrooms	2
No. of bathrooms	2
Price	Price upon request

Opatija Center - 139m² Apartment in a New Building with Garden, Pool, Garage, and Sea View

Discover a one-of-a-kind opportunity to own a luxurious, designer-furnished apartment in the heart of Opatija's most exclusive new building – a truly unique offering on the market! Located just below the new road, this exceptional property, **just 200 meters from the sea**, spans 139m² and offers unparalleled elegance and refinement.

The apartment features two spacious bedrooms, two bathrooms, and an ideal layout that combines comfort with modern design. Additionally, it includes a private wellness room, designed for a sauna and jacuzzi, ensuring a space for relaxation and indulgence.

Enjoy unmatched privacy with a 25m² private garden and a 74m² terrace, creating a serene oasis perfect for unwinding or entertaining. The terrace and garden also provide stunning sea views, with the potential to add a sunbathing area or a grilling space to enhance your outdoor experience.

The building is equipped with a private garage offering two reserved parking spaces and additional storage. From the living room, a panoramic view of the Adriatic Sea and the charming surrounding landscape evokes a sense of timeless beauty and exclusivity.

Built to the highest standards, the property boasts premium features such as:

- Underfloor heating with a heat pump
- High-quality Italian ceramics and top-tier sanitary fittings
- Schüco carpentry
- Video surveillance and alarm system
- Innovative apartment entry via code, card, or key
- High-end designer furniture

Adding to its appeal, the building includes a communal swimming pool with breathtaking views of Opatija's center, offering a perfect spot to relax and create cherished moments with loved ones.

This apartment stands as a symbol of luxury and sophistication, offering the ultimate lifestyle in one of Opatija's most sought-after locations.

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.

Apartment

Opatija, Kvarner



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:
4488 €

Median price/m² of this type
in Croatia:
4163 €

Apartment

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