

Apartment

Opatija, Kvarner



Ref	RE-U-27092
Type	Apartment
Region	Kvarner > Opatija
Location	Opatija
Front line	No
Sea view	Yes
Distance to sea	200 m
Floorspace	155 sqm
No. of bedrooms	3

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No. of bathrooms

3

Price

Price upon request

Luxury apartment of 155m² in Opatija in complex with private swimming pool, wellness, concierge, reception, garage, mere 200 meters from the sea!

Exclusive Apartment 1A (155m²) is situated in a **prestigious new development** in the heart of **Opatija**, just **200 meters from the main promenade and coastline**. This **exceptional project** offers breathtaking **panoramic sea views** and is located in a **quiet, one-way street**, surrounded by **historic Austro-Hungarian villas**. The complex consists of **two buildings with 23 luxury units**, featuring **two underground garages**.

Apartment Features

- **Spacious hallway**
- **Three bedrooms**, each with a **private en-suite bathroom**
- **Open-concept living room, kitchen & dining area**
- **Large terrace with a private 19m² swimming pool**
- **Fully furnished with high-end designer furniture** by **BABALOO** design
- **Two garage parking spaces & a private storage room**

Premium Materials & Finishes

- **Underfloor heating**
- **SAMSUNG fan-coil system** in all rooms
- **High-quality ALU SCHUCO windows & doors**
- **Luxury sanitary ware** from the **ALICE NUR** collection
- **Exclusive GESSI VIA TORTONA/VIA MANZON fittings**

Exclusive Amenities for Residents

- **24/7 Concierge & Reception Service**
- **Shared wellness center**, featuring:
 - **A 12-meter indoor swimming pool**
 - **Three types of saunas**
 - **A private gym**

This **exceptional property** offers **unparalleled luxury, comfort, and exclusivity**, making it a **rare investment opportunity** in one of Opatija's most desirable locations.

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

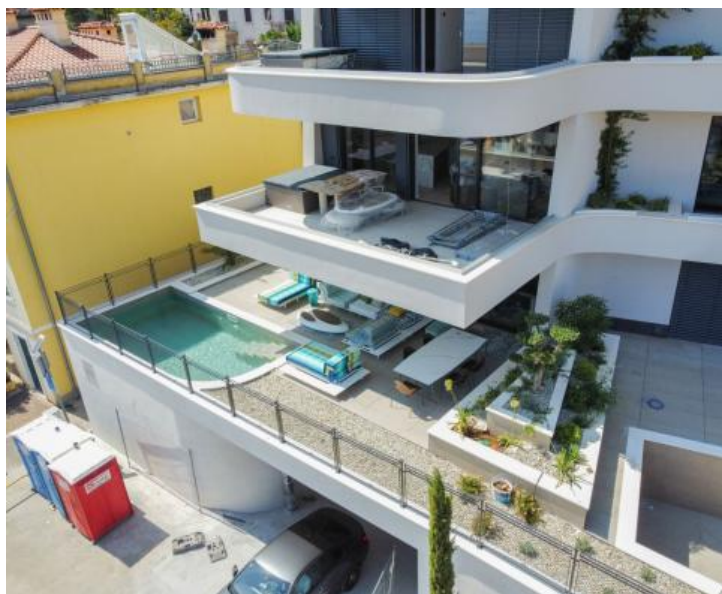
Median price/m² of this type
in this region:
4893 €

Average price/m² of this type
in Croatia:
4488 €

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

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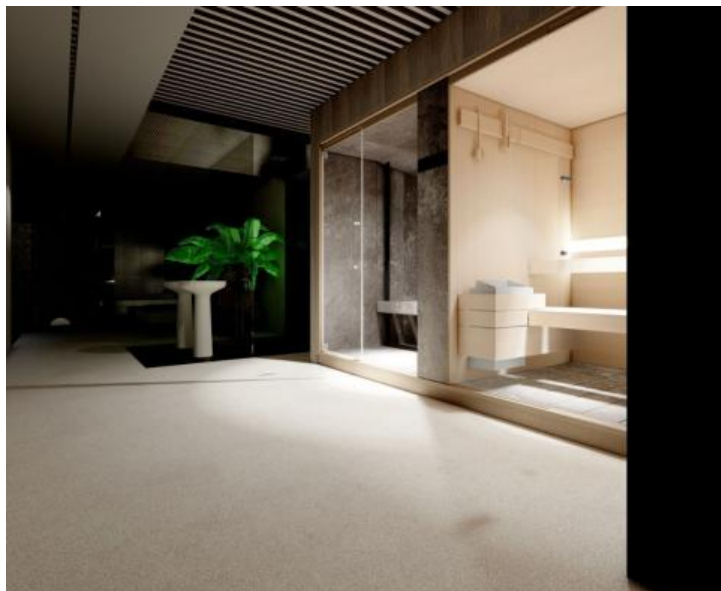
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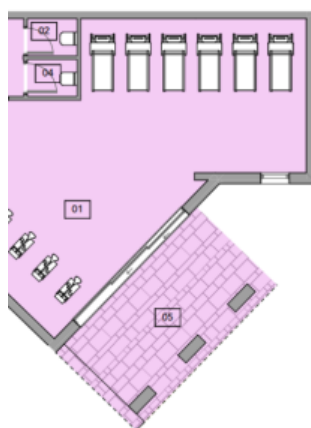
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STANCIJE			
ETAZA	OPIS	PROJEKTOVALA	POS
POSLOVNA PROJEKCIJA J - B			
01	TOILETARNA	10.0	10.0
02	PRILAZ	1.0	1.0
03	PROJEKTOVALA	1.0	1.0
04	PRILAZ	1.0	1.0
05	POSLOVNA TERASA	10.0	10.0



Communal gym

**Indoor pool for
the property**

**Wellness - 3
steam rooms**

