

# Apartment

## Pobri, Kvarner



<b>Ref</b>	RE-U-37167
<b>Type</b>	Apartment
<b>Region</b>	Kvarner › Opatija
<b>Location</b>	Pobri
<b>Front line</b>	No
<b>Sea view</b>	No
<b>Floorspace</b>	124 sqm
<b>No. of bedrooms</b>	2
<b>No. of bathrooms</b>	2
<b>Price</b>	€ 445 000

Newly renovated apartment of 2 bedrooms with garden in Pobri over Opatija!

### Apartment S1 - Spacious, Fully Furnished, and Move-In Ready

This spacious and fully furnished apartment is located in the **basement level of a modern building** with a beautifully landscaped garden. It features an **entrance hall, a living room with a dining area, a kitchen, a pantry, two anterooms, two bedrooms, a walk-in closet, a laundry room, and two bathrooms.**

The apartment spans a **total area of 124.42 m<sup>2</sup>**, consisting of **95.38 m<sup>2</sup> of interior space** and **29.04 m<sup>2</sup> of loggia and terrace**. The **spacious terrace and loggia** provide direct access to a **private 125 m<sup>2</sup> garden**, offering an ideal outdoor retreat.

#### Key Features:

- Fully furnished and equipped, including **cutlery, a microwave, a coffee maker, white goods, a TV, air conditioning, and Norwegian radiators** in every room.
- High-speed **optical internet connection up to 2.5 Gbit**.
- **Comprehensive insurance** covering earthquakes, floods, fires, burglary, and theft until November 2025.
- Just a **few minutes' drive or a 20-minute walk** from the center of **Opatija and the sea**.
- Includes **two private parking spaces** totaling **22.50 m<sup>2</sup>**.

### Prime Location - Opatija

Opatija is a **stunning coastal town on the Adriatic Sea**, attracting visitors from around the world. Nestled at the **foot of Mount Učka**, the town offers breathtaking views of the sea and the nearby islands of **Krk and Cres**.

The area is rich in **history and architecture**, featuring charming small towns with **narrow historic streets and beautifully preserved Habsburg-era villas**. Opatija is renowned for its **pristine beaches, crystal-clear waters, and a variety of high-end tourist amenities**, making it a **perfect destination for both living and investment**.

With its **prime location, well-thought-out layout, and top-quality furnishings**, this apartment is an excellent choice for **comfortable living or a lucrative investment opportunity**.

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

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expenses. Agency/brokerage agreement is signed prior to visiting properties.

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Price per m<sup>2</sup>:  
3589 €

Average price/m<sup>2</sup> of this type  
in this region:  
4957 €

Median price/m<sup>2</sup> of this type  
in this region:  
4900 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
4488 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
4159 €



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