

Apartment

Opatija, Kvarner



Ref	RE-U-37472
Type	Apartment
Region	Kvarner › Opatija
Location	Opatija
Front line	No
Sea view	Yes
Distance to sea	430 m
Floorspace	158 sqm
Plot size	119 sqm

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No. of bedrooms	3
No. of bathrooms	2
Price	€ 1 070 000

Modern Apartment with Private Pool, Large Terrace & Stunning Sea Views, 430 Meters From the Sea!

Experience **luxury living** in the heart of **Opatija**, where **modern design** blends seamlessly with **elegance and comfort**. Situated in a **peaceful part** of town, this exquisite apartment offers **privacy, breathtaking sea views**, and **proximity to all essential amenities**. Constructed with **high-end materials**, the contemporary architecture sets a **new standard of luxury** in every detail.

Key Features:

- **Floor:** Elevated ground floor
- **Layout:** 3 bedrooms, 2 bathrooms, 1 guest toilet, open-plan kitchen, dining, and living area
- **Interior Living Space:** 110 m²
- **Garage:** 3 parking spaces (48 m² total)
- **Total Net Area (incl. accessories):** 157 m²
- **Private Terrace & Garden:** 119 m²
- **Private Pool**

Luxury & Comfort at Its Finest

Designed to provide **maximum comfort**, this apartment features a **spacious living room**, seamlessly connected to a **modern kitchen and dining area**. The **master bedroom** includes an **en-suite bathroom** and **walk-in wardrobe**, while the apartment also has **two additional bedrooms**, a **second bathroom**, and a **separate guest toilet**.

Every room opens onto a **large terrace** with a **private pool** and **stunning sea views**, making it the **perfect space** for relaxation and entertaining.

Prime Location

- **3 private garage parking spaces** ensure **added convenience**.
- Located in a **quiet area**, just **steps from the city center** and the **famous Lungomare promenade**.
- Only a **5-minute drive** from **Volosko** and **Ičići**.

This **exceptional property** offers **top-tier luxury, panoramic views**, and the **perfect balance of privacy and accessibility** in Opatija.

Overall additional expenses borne by the Buyer of real estate in Croatia are around 7% of property cost in total,

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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:
6772 €

Average price/m² of this type
in this region:
4937 €

Median price/m² of this type
in this region:
4907 €

Average price/m² of this type
in Croatia:
4485 €

Median price/m² of this type
in Croatia:
4159 €

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