

# Apartment

## Opatija, Kvarner



<b>Ref</b>	RE-U-38391
<b>Type</b>	Apartment
<b>Region</b>	Kvarner › Opatija
<b>Location</b>	Opatija
<b>Front line</b>	No
<b>Sea view</b>	Yes
<b>Floorspace</b>	89 sqm
<b>No. of bedrooms</b>	3
<b>No. of bathrooms</b>	2

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**Price**

€ 417 000

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A fully renovated and modernly designed three-bedroom apartment is for sale in Opatija, covering 89.26 m<sup>2</sup>. It occupies the entire third floor of a smaller Austro-Hungarian villa with a total of six apartments. The apartment is functionally divided into two separate residential units—a two-bedroom apartment of approximately 53 m<sup>2</sup> and a one-bedroom apartment of approximately 34 m<sup>2</sup>. Both units offer stunning sea views and have their own separate entrances.

Located in the very center of Opatija yet in a quiet area, the villa offers free parking in front of the building, a rare advantage in such a sought-after location. All essential amenities, including the sea, beaches, the Lungo Mare promenade, restaurants, cafes, and shops, are just a short walk away.

The apartments have undergone a complete renovation, including new installations, updated flooring, walls, joinery, bathrooms, and kitchens. They are currently in the final stage of furnishing and will be fully equipped by April 10, 2025. They can be used independently or combined into a single unit, depending on the needs of the future owner.

Although located in a high attic, the southern orientation and multiple windows provide abundant natural light, while a comfortable standing height is maintained throughout. Heating and cooling are ensured by four air conditioning units, with additional electric underfloor heating in the bathrooms.

This property presents an excellent investment opportunity for tourist rentals while also offering an ideal setting for year-round living in the heart of Opatija with breathtaking sea views.

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 m<sup>2</sup>:  
4685 €

Average price/m<sup>2</sup> of this type  
in this region:  
4936 €

Median price/m<sup>2</sup> of this type  
in this region:  
4893 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
4489 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
4167 €

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