

# Apartment

## Opatija, Kvarner



|                         |                    |
|-------------------------|--------------------|
| <b>Ref</b>              | RE-U-24955         |
| <b>Type</b>             | Apartment          |
| <b>Region</b>           | Kvarner > Opatija  |
| <b>Location</b>         | Opatija            |
| <b>Front line</b>       | No                 |
| <b>Sea view</b>         | Yes                |
| <b>Distance to sea</b>  | 370 m              |
| <b>Floorspace</b>       | 59 sqm             |
| <b>No. of bedrooms</b>  | 2                  |
| <b>No. of bathrooms</b> | 1                  |
| <b>Price</b>            | Price upon request |

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In the heart of Opatija, this 59.86 m<sup>2</sup> apartment is located on the ground floor and features a panoramic sea view. It includes a living room, two bedrooms, a bathroom, and a guest toilet. The apartment is complemented by a private garden of 73.1 m<sup>2</sup>, as well as a garage parking space of 20.3 m<sup>2</sup>.

The entire building where the apartment is located is constructed to high standards and luxuriously equipped, with top-quality materials used throughout, including floor and wall coverings. Key features include 10 cm thick facade stone wool insulation, heat pumps for efficient energy use, and high-end aluminum joinery.

The property offers clear and tidy ownership, making it a great choice for luxurious family living. Additionally, its location and features make it ideal for investment in high-end tourism.

This property is just 370 meters from the sea as the crow flies, or approximately 700 meters by car (about 1 minute).

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/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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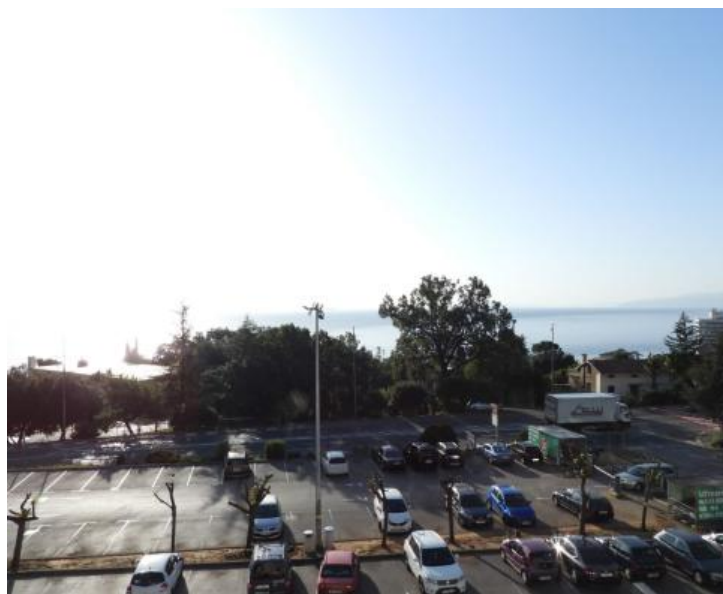
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APARTMANU 204 PRIPADA:  
73,1 m<sup>2</sup> okućnice  
1 garažno parkirno mjesto - 20,3 m<sup>2</sup>

| OBRAČUN NETO PLOŠTINE ZGRADE I TERASE |           |                 |                            |
|---------------------------------------|-----------|-----------------|----------------------------|
| STAN/APP                              | ETAŽA     | NAZIV PROSTORJE | POVRŠINA/M2                |
| APP 204                               |           |                 |                            |
|                                       | PRIZEMLJE | DB+BL+KUH       | 31.65                      |
|                                       | PRIZEMLJE | DEG.            | 1.68                       |
|                                       | PRIZEMLJE | KUP.            | 3.08                       |
|                                       | PRIZEMLJE | SOBA 1          | 11.15                      |
|                                       | PRIZEMLJE | SOBA 2          | 10.33                      |
|                                       | PRIZEMLJE | WC              | 1.97                       |
|                                       |           |                 | <b>59.86 m<sup>2</sup></b> |



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APR 204  
K 02  
1S + DB  
PRIZEMLJE



| STANJE       | POSREDOVANJE | POSREDOVANJE |
|--------------|--------------|--------------|
| APP 204      |              |              |
| POSREDOVANJE | POSREDOVANJE | POSREDOVANJE |
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APR 204  
POSREDOVANJE

### OBRAČUN NETO POVRŠINE ZGRADE I TERASE

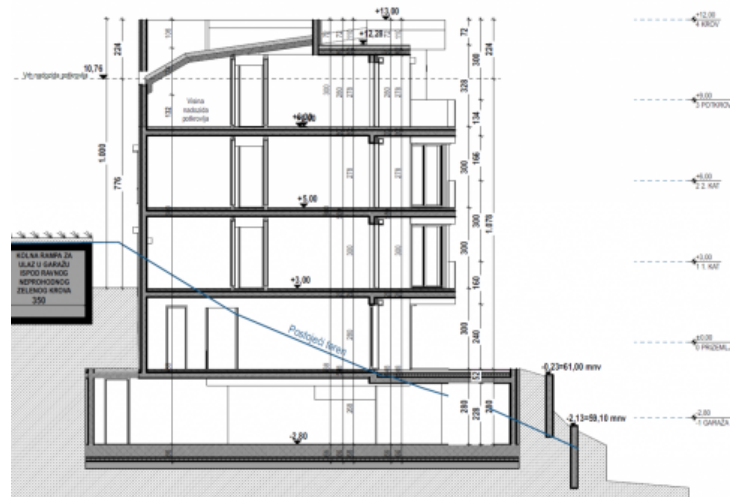
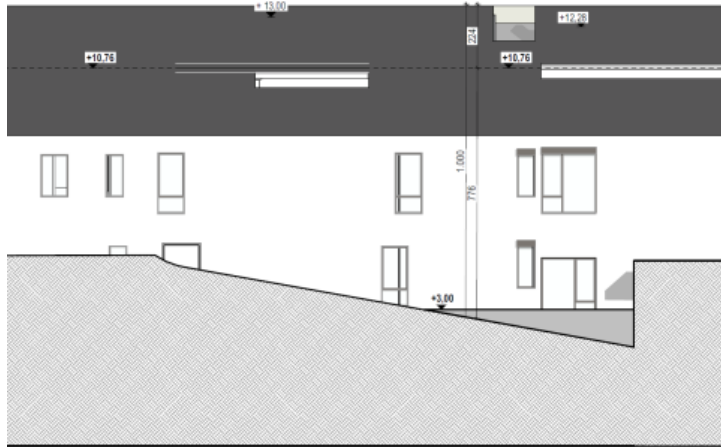
| ETAŽA     | NAZIV PROSTORIJE |      |
|-----------|------------------|------|
| PRIZEMLJE | DB+BL+KUH        | 31.7 |
| PRIZEMLJE | DEG.             | 1.7  |
| PRIZEMLJE | KUP.             | 3.1  |
| PRIZEMLJE | SOBA 1           | 11.2 |
| PRIZEMLJE | SOBA 2           | 11.2 |
| PRIZEMLJE | WC               | 1.7  |





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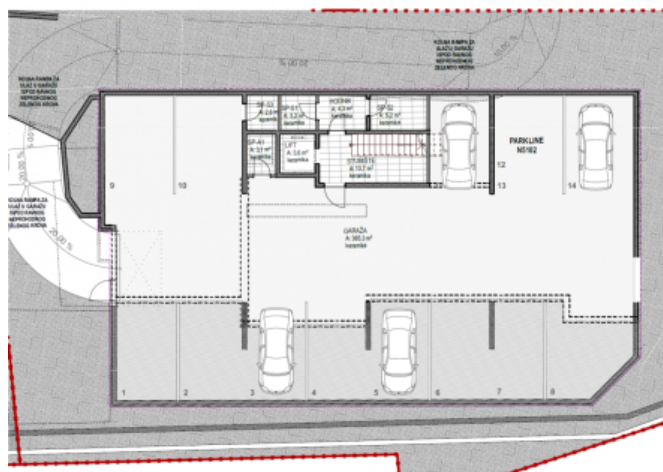
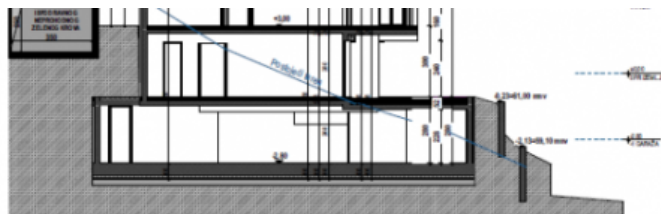
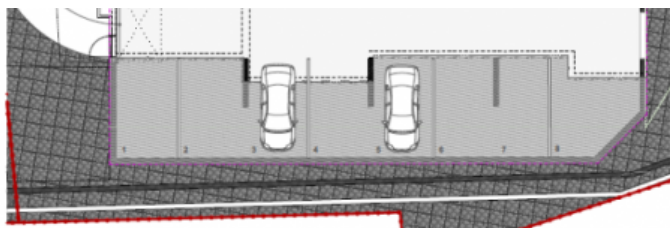
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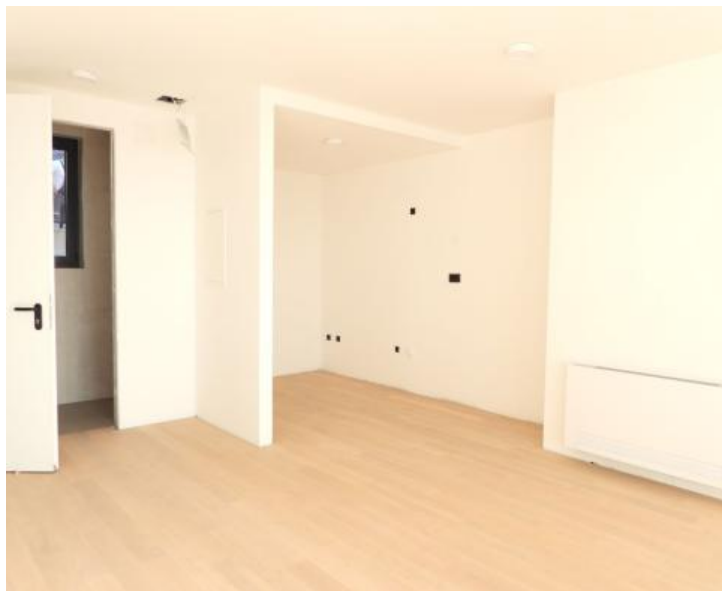
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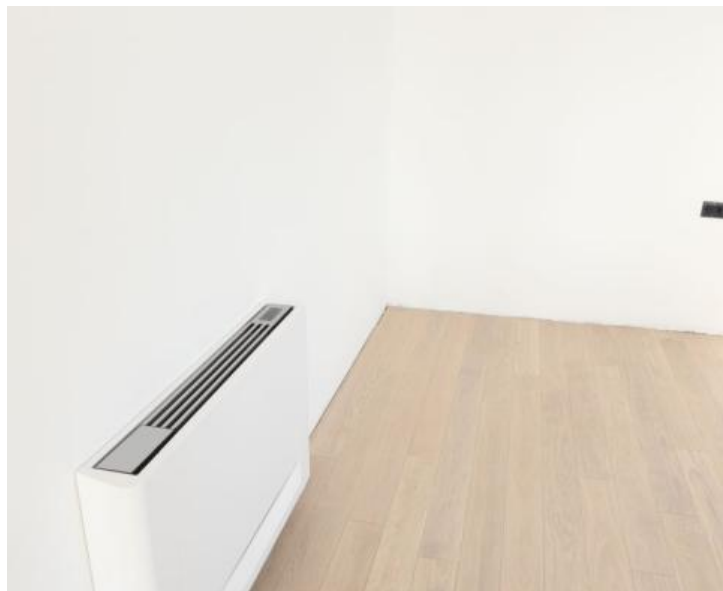
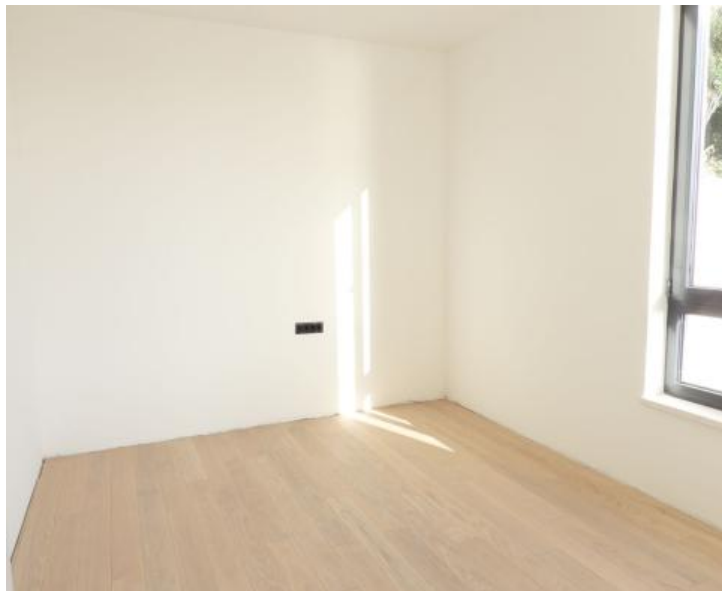
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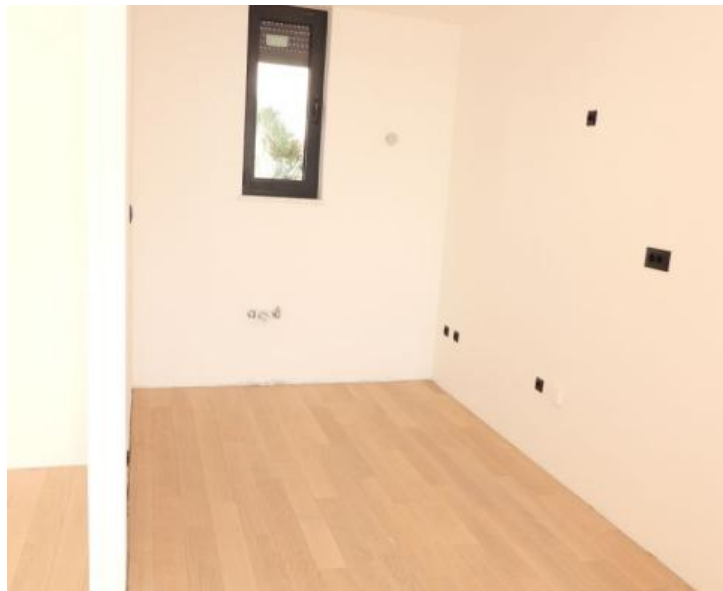
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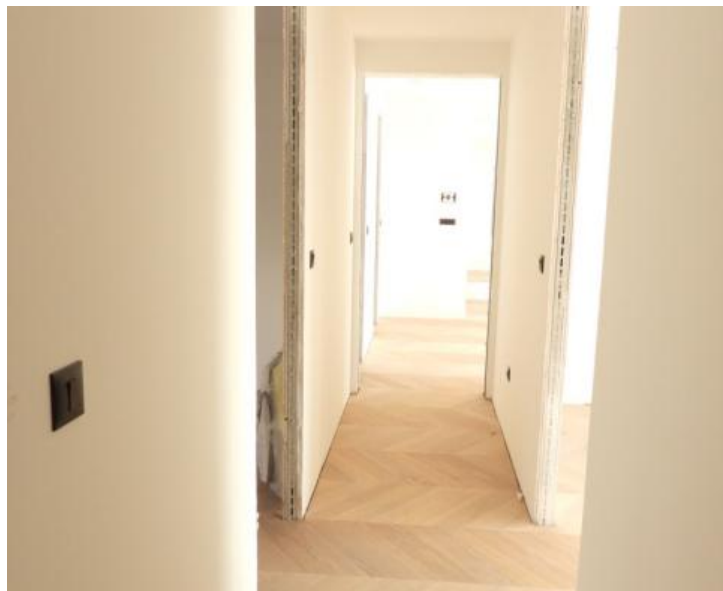
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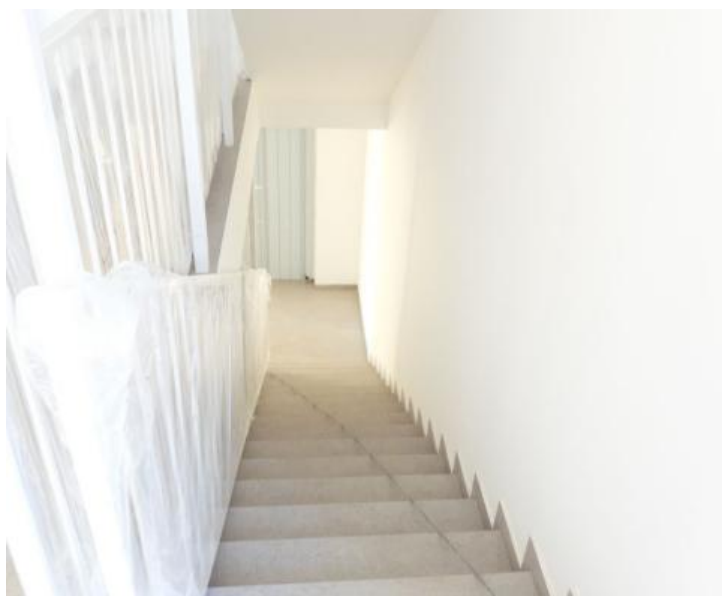
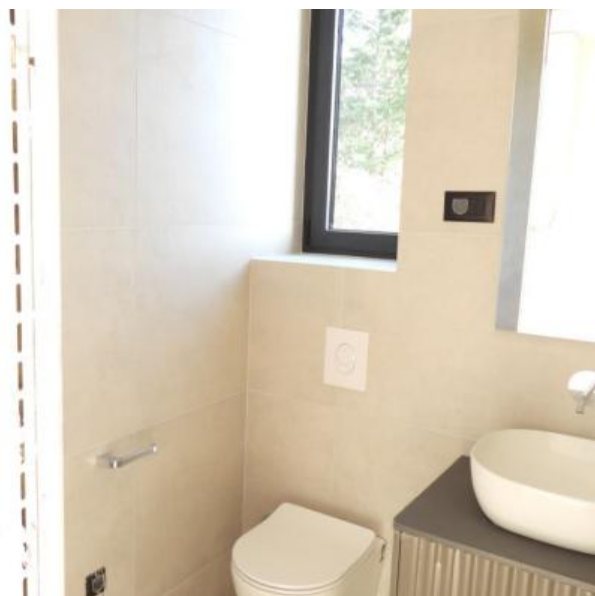
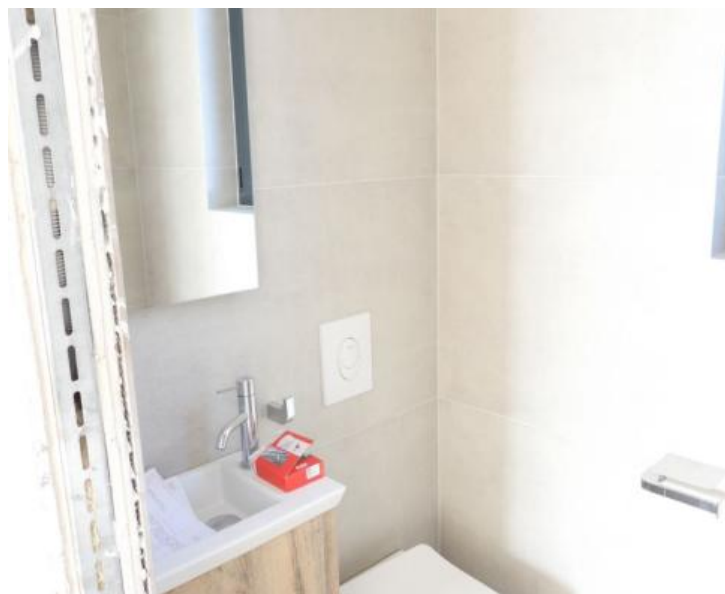
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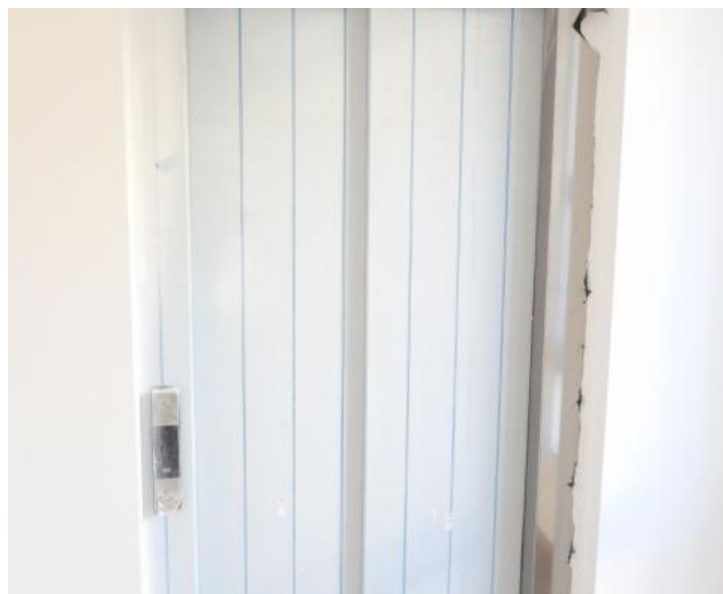
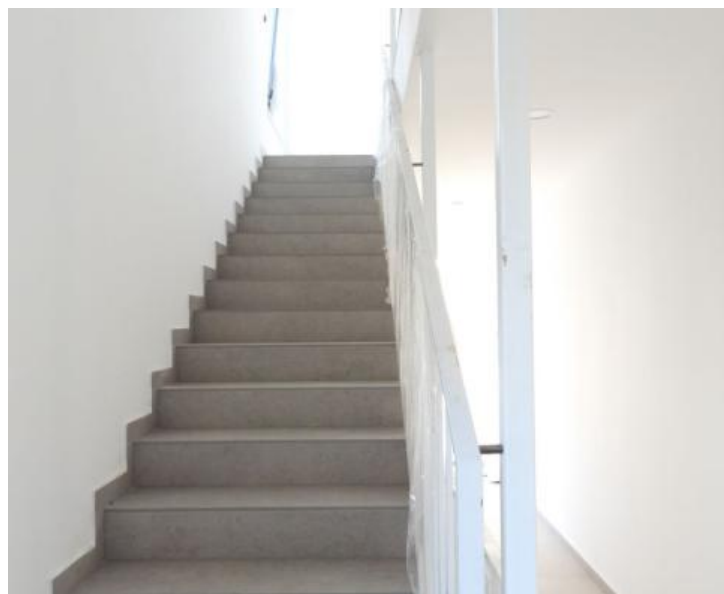
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