

# Apartment

## Opatija , Kvarner



<b>Ref</b>	RE-U-38726
<b>Type</b>	Apartment
<b>Region</b>	Kvarner > Opatija
<b>Location</b>	Opatija
<b>Front line</b>	Yes
<b>Sea view</b>	Yes
<b>Distance to sea</b>	30 m
<b>Floorspace</b>	100 sqm
<b>No. of bedrooms</b>	2
<b>No. of bathrooms</b>	2
<b>Price</b>	Price upon request

Unique remodelled apartment on the 1st row to the sea in Opatija!  
A rare gem - elegant apartment in the very centre of the town with open sea views!

Discover a truly unique property in the very center of Opatija – a fully renovated apartment nestled within a magnificent Austro-Hungarian building, a true architectural masterpiece.  
Spanning 100 m<sup>2</sup>, this elegant residence blends timeless grandeur with modern comforts, offering an exceptional lifestyle just 30 meters from the sea.

Situated on the second floor, the apartment features a spacious and light-filled living room, a stylish kitchen with dining area, two comfortable bedrooms, two bathrooms, and an additional guest toilet.  
High ceilings and premium materials throughout enhance the feeling of refined luxury, while the interior design perfectly balances contemporary aesthetics with functionality.

A standout feature is the stunning 25 m<sup>2</sup> private terrace, boasting panoramic views over the Kvarner Bay—an ideal spot for relaxing with a morning coffee, hosting friends, or unwinding as the sun sets over the Adriatic.

Located steps away from Opatija's famous Lungomare promenade, gourmet restaurants, charming boutiques, and cultural landmarks, the property offers both convenience and exclusivity. With excellent road connections, Volosko is just 2 minutes away, and Lovran is reachable in under 10 minutes by car.

This is a rare opportunity to own a piece of architectural history in one of the Adriatic coast's most prestigious destinations—ideal for year-round living, a luxurious vacation home, or a premium rental investment.

For more information or to arrange a private viewing, contact us today. German-language consultation available.

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:  
7130 €

Median price/m<sup>2</sup> of this type  
in this region:  
6232 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
5458 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
4963 €

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