

# Apartment

## Opatija, Kvarner



<b>Ref</b>	RE-SK-14
<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>	100 m
<b>Floorspace</b>	193 sqm
<b>No. of bedrooms</b>	2
<b>No. of bathrooms</b>	2
<b>Price</b>	€ 1 038 450

Gorgous apartment for sale in the centre of Opatija just 100 meters from the sea and famous promenade!  
Exceptional sea views and views over neighbouring Ambassador hotel!  
High-quality newly built residence with underground parking.

Apartment is of 193 sq.m. with two bedrooms, two bathrooms, entry hall, salon with open-plan kitchen area, terraces.

Underground parking plcae (with automatic system) plus roof terrace with jacuzzi possibility are included in price.

Special details:

- fantastic sea views
- panoramic glazing
- internal fireplaces possibility
- air-conditioners (Daikin)
- floor heating system Sirap
- radiator heating Odörfer
- Geberit sanitary installations
- sanitary ceramic branded Villeroy & Boch and Catalano
- bathtubs and shower trays by German producers Hueppe and Bette and italian brand Duka
- built-bathroom fittings, bathroom mixers and showers are from the company Grohe and Hansgrohe.
- antiburglar and fire doors from the Italian producer Lualdi
- built-in cabinets are from the Italian producers Poliform, Molteni and Lema
- kitchens have pre-installation connections (supply and drainage, electrical, ventilation). Kitchen furniture possible from Italian manufacturers Varenna, Dada, Valcucine and Zampieri and kitchen appliances from German manufacturer Miele.
- optic cable
- lifts Kone Eco 500 Premium

More than attractive.

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>:  
5381 €

Average price/m<sup>2</sup> of this type  
in this region:  
4934 €

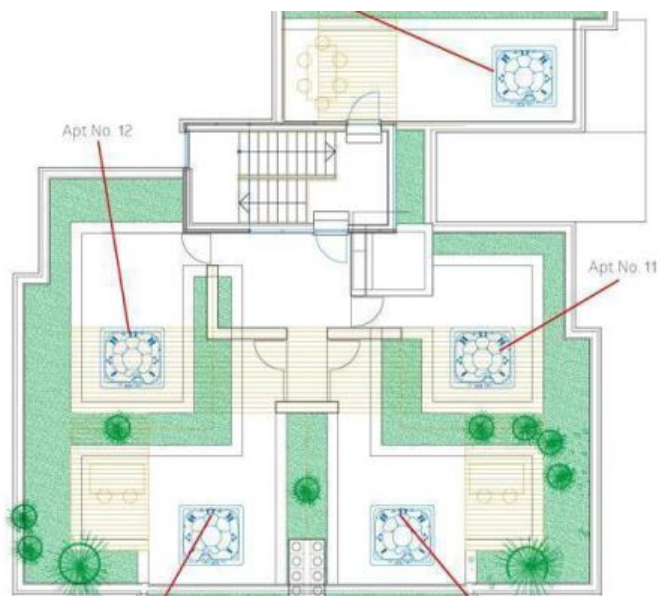
Median price/m<sup>2</sup> of this type  
in this region:  
4900 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
4484 €

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

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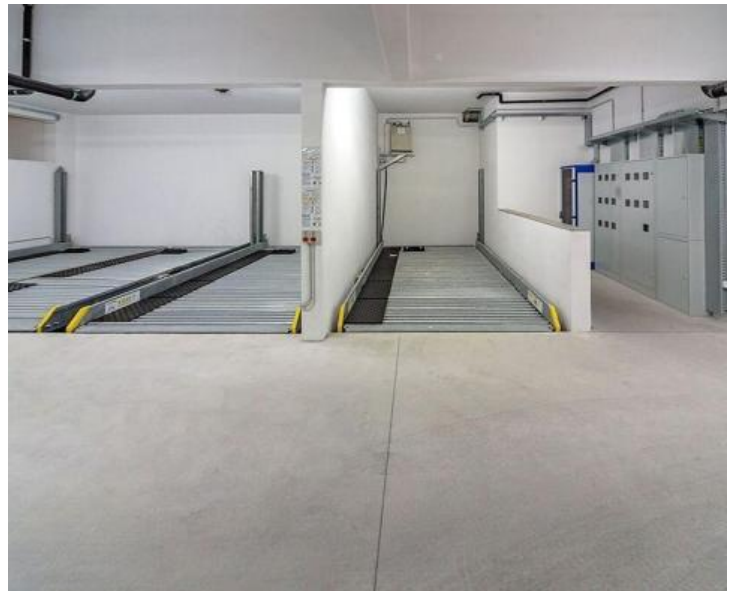
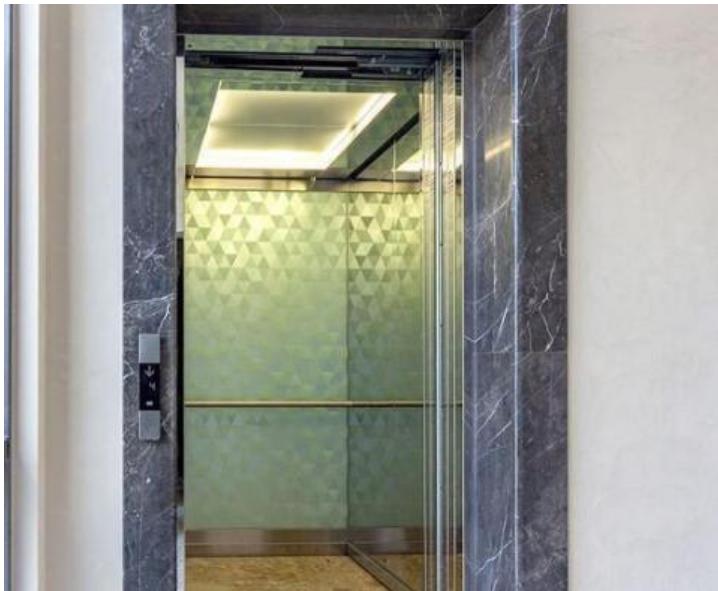
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