

# Apartment

## Opatija, Kvarner



<b>Ref</b>	RE-AB-Quar1
<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>	700 m
<b>Floorspace</b>	124 sqm
<b>No. of bedrooms</b>	1
<b>No. of bathrooms</b>	1
<b>Price</b>	€ 675 000

Ultra-modern new residence with swimming pool, garden, garage, storages and elevator in Opatija! Construction will be started in 2023 to be finalized in 2024.

Unique boutique development of exclusive one, two and three bedroom apartments boasting Adriatic sea views, contemporary architectural style, modern luxury interiors and latest inhome technology. There are just 5 exclusive units in the building.

Each of the apartments is finished to a very high standard befitting the properties with finest materials to create the perfect living environment.

Spacious bedrooms benefit from fitted wardrobes with the master suite boasting a walk-in-closet and beautiful en suite. Outside manicured garden envelopes an elegant swimming pool – a place to relax and enjoy. Every detail has been considered to ensure living here is a special experience. There are exquisite fixtures and fittings throughout including floor heating, hot and cold air conditioning and floor to ceiling doors to maximise views allowing natural light to flow in. Each bedroom boasts fitted wardrobes and en-suite with porcelain sanitary ware. The master suite is beautifully designed with sliding doors that lead to stunning views from a personal terrace. Property offers a private underground garage and storage areas both connected directly to apartments with an elevator. Additionally, luxurious materials, private covered and uncovered terraces and garden with elegantly designed pool make for an elegantly designed open plan home that offers living with comfort and style.

Residence features:

- Underfloor heating to ensure comfortable accomodation 365 days a year
- Private terrace
- Indoor and outdoor fireplace
- Floor-to-ceiling glass facades
- Private swimming pool (some apartments)
- Shared pool (all apartments)
- Interior personalisation options
- Fully equiped kitchen
- Fitted wardrobes
- Hot and cold air-conditioning
- Private underground parking
- Entrance hall
- Lobby lounge

Ground floor apartment is a unique offer:

APARTMENT 1. 124 sq.m. - 1 bedroom, 1 bathroom, salon of 52 sqm, terrace of 64 sq.m. plus private sundeck, private swimming pool, garage, parking, laundry - price- 675 000 eur incl. VAT

Unique opportunity!

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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>:  
5444 €

Average price/m<sup>2</sup> of this type  
in this region:  
4937 €

Median price/m<sup>2</sup> of this type  
in this region:  
4907 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
4485 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
4163 €

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## Apartment 1

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sqm	Amenities:	sqm	
4.70	floor lobby	85.52	living area and open kitchen
27.2	elevator	14.80	bedroom
38.00	sunbath	28.7	moorrted
32.00	pool	4.18	entrance hall
12.00	private parking	8.50	entrance hall
12.00	private parking	2.74	CW
30.00	lobby	4.12	terrace

sqm	amenities	sqm	
85.52	living area and open kitchen	14.80	bedroom
14.80	bedroom	28.7	moorrted
28.7	moorrted	4.18	entrance hall
4.18	entrance hall	8.50	entrance hall
8.50	entrance hall	2.74	CW
2.74	CW	4.12	terrace
4.12	terrace	12.00	private sunbath
12.00	private sunbath	32.00	private pool
32.00	private pool	9.91	laundry room/closets
9.91	laundry room/closets	92.52	net floor area
92.52	net floor area	84.40	net terrace area





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