

# Apartment

## Opatija, Kvarner



<b>Ref</b>	RE-U-18523
<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>	10 m
<b>Floorspace</b>	75 sqm
<b>No. of bedrooms</b>	2

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**No. of bathrooms**

1

**Price**

€ 399 000

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Modernized apartment in Opatija on the first line to the sea!  
Total floorspace is 75 sq.m. Complete adaptation done in 2022.

Apartment belongs to an Austro-Hungarian villa. It is a loft on the second floor of an exceptionally well-maintained historic villa.

This rarity on the market consists of a hallway, open space living room with dining room and kitchen, bathroom and two bedrooms. Fully furnished!

This apartment was renovated this year, parquet, fantastic furniture, built-in wardrobes, underfloor heating in the bathrooms, new joinery. The apartment is south-facing and offers a great view of the boats swaying in the harbor of Opatija.

Given the active offer in the center of Opatija, this is a truly unique opportunity with clean ownership that is ready to move in or use immediately. It is also important to note the size of the space that this property has with its high ceilings.

The villa has just received a new roof, the co-ownership relations are very organized and the carpentry is generally new throughout the villa. Driveway, entrance, corridor, staircase restored (ornaments) and a modern code entry system installed.

A great investment opportunity, living experience in the first row to the sea in a comfortable home located right next to the famous Lungomare promenade and Angiolina park.

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>:  
5320 €

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:  
5464 €

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

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