

# Apartment

## Opatija, Kvarner



<b>Ref</b>	RE-AB-QBR2
<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>	300 m
<b>Floorspace</b>	127 sqm
<b>No. of bedrooms</b>	2
<b>No. of bathrooms</b>	2
<b>Price</b>	€ 750 000

Extravagant new ultra-modern residence with swimming pool, garden, garage, storages and elevator in Opatija just 300 meters from the sea!

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.

These five outstanding luxury apartments offer well-distributed interior spaces where living area, dining area and fully fitted modern kitchen with breakfast bar blend into a living space that maximizes views from floor to ceiling doors and windows.

Connection between outside and inside space is seamless with generous covered and uncovered terraces – the perfect place to relax and enjoy the views overlooking the historical city centre onto the Adriatic Sea and the untouched nature of islands Krk and Cres.

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)
- Common pool (all apartments)
- Interior personalisation options
- Fully equiped kitchen
- Fitted wardrobes
- Hot and cold airconditioning
- Private underground parking
- Entrance hall
- Lobby

The following apartment is offered for sale:

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APARTMENT 2 - 104 sq.m. - salon, kitchen, 2 bedrooms, 2 bathrooms, terrace 21 sq.m. - garage, parking, laundry -Total area is.cca. 127 sqm- Price is 720 000 eur incl. of VAT.

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>:  
5906 €

Average price/m<sup>2</sup> of this type  
in this region:  
4936 €

Median price/m<sup>2</sup> of this type  
in this region:  
4893 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
4489 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
4167 €

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