

# New development

## Opatija, Kvarner



|                        |                   |
|------------------------|-------------------|
| <b>Ref</b>             | RE-U-22311        |
| <b>Type</b>            | New development   |
| <b>Region</b>          | Kvarner > Opatija |
| <b>Location</b>        | Opatija           |
| <b>Front line</b>      | No                |
| <b>Sea view</b>        | Yes               |
| <b>Distance to sea</b> | 430 m             |
| <b>Floorspace</b>      | 143 sqm           |
| <b>Plot size</b>       | 119 sqm           |

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|                         |           |
|-------------------------|-----------|
| <b>No. of bedrooms</b>  | 3         |
| <b>No. of bathrooms</b> | 3         |
| <b>Price</b>            | € 570 000 |

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### **Discounted! Price fell from 750 000 eur to 700 000 eur!**

Magnificent new residence in Zaha Hadid style in Opatija offers several apartments for sale. The building in which the apartments are located is well built and luxuriously equipped, all installed materials, floor and wall coverings are of the highest standards.- 10 cm thick facade stone wool- floor heating - heat pumps- premium aluminum carpentry. This boutique residence consists of a total of 8 apartments. The building has an elevator, the apartment has 2 parking spaces in the garage. Clean and tidy property. Certainly a beautiful property for a luxurious family life, but also suitable as an investment in the form of elite tourism. This property is 430m as the crow flies from the sea and the beach, or 1km by car (approx. 2 minutes). The following apartments are for sale -

22311- Apartment NO 3. in new building has 143m<sup>2</sup> of space, sea view + garden 57m<sup>2</sup>. The apartment is located in a peaceful and quiet location, yet in the immediate vicinity of all the necessary amenities for a quality life. The apartment is south-facing with large glass walls in all rooms on the south side, so that from those rooms there is a view of the sea and Opatija. It consists of a living room and a kitchen, three bedrooms, three bathrooms, a toilet, a wardrobe, a storage room, a hallway and an anteroom on the second floor, the total area of the apartment is 117.68 m<sup>2</sup> and accessories: parking in the garage, floor 1, the total area of the accessories is 25.13 m<sup>2</sup>. The total area of the special part is: NKP 142.81 m<sup>2</sup>. The apartment has a part of the garden with a total area of 57.00 m<sup>2</sup>.

22309 - Apartment No.4. of 169m<sup>2</sup>, with sea view + garden 75m<sup>2</sup>. The apartment is located in a peaceful and quiet location, yet in the immediate vicinity of all the necessary amenities for a quality life. The apartment is south-facing with large glass walls in all rooms on the south side, so that from those rooms there is a view of the sea and Opatija. It consists of a living room and a kitchen, three bedrooms, two bathrooms, a toilet, a storage room, a hallway and an anteroom, on the second floor, and a staircase on the first floor, the total area of the apartment is 144.47m<sup>2</sup> and accessories: 1 parking lot on the first floor, total property area 25.35 m<sup>2</sup>. The total area of the special part is: NKP 169.82 m<sup>2</sup>. The apartment has a part of the garden with a total area of 75.00 m<sup>2</sup>.

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>:  
3986 €

Average price/m<sup>2</sup> of this type  
in this region:  
5909 €

Median price/m<sup>2</sup> of this type  
in this region:  
6008 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
4262 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
3987 €

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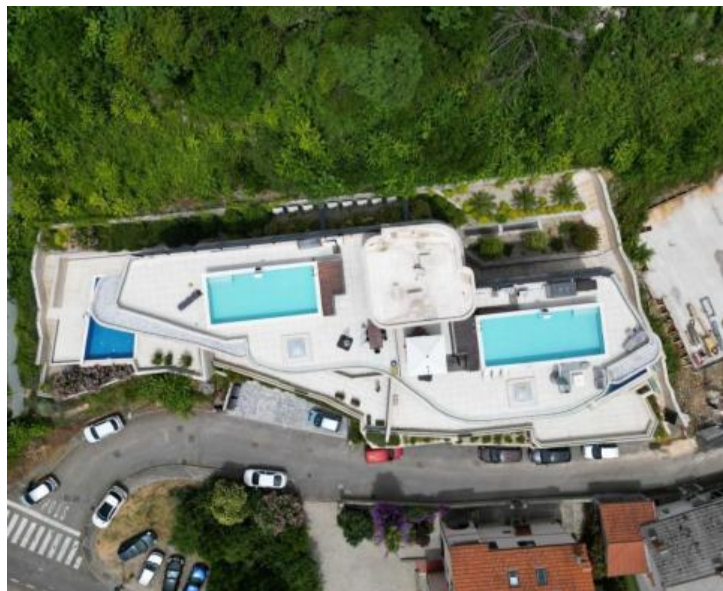
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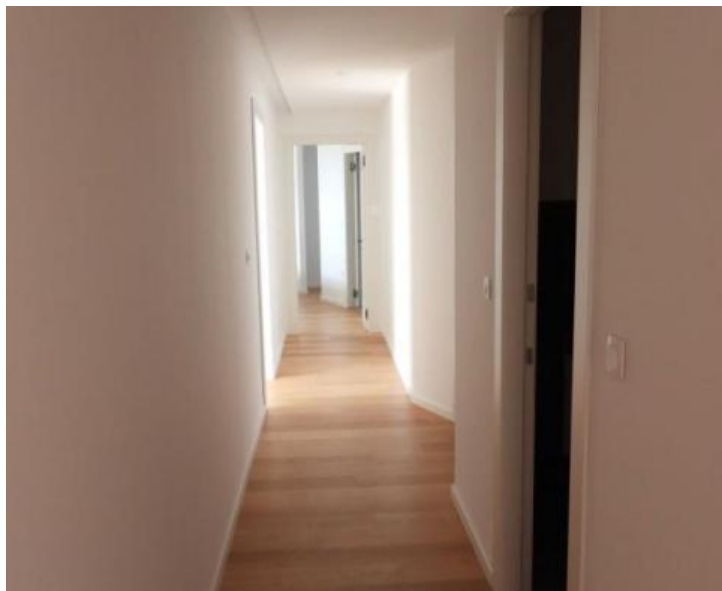
## Opatija, Kvarner



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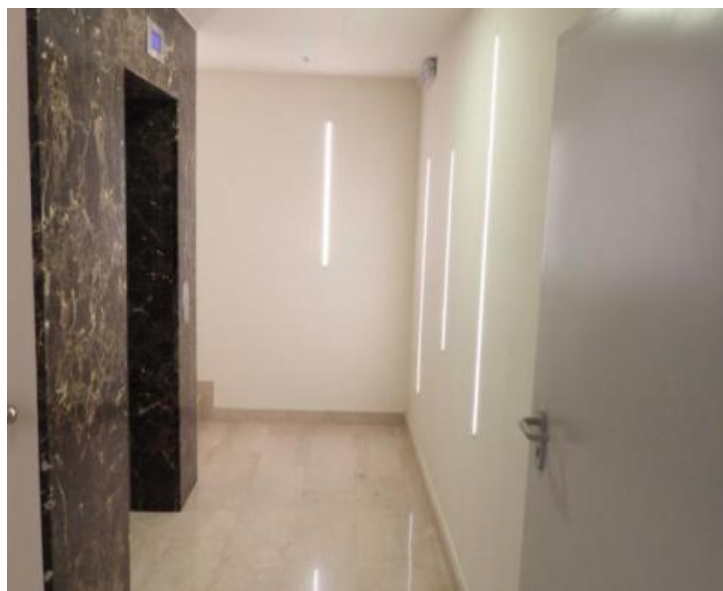
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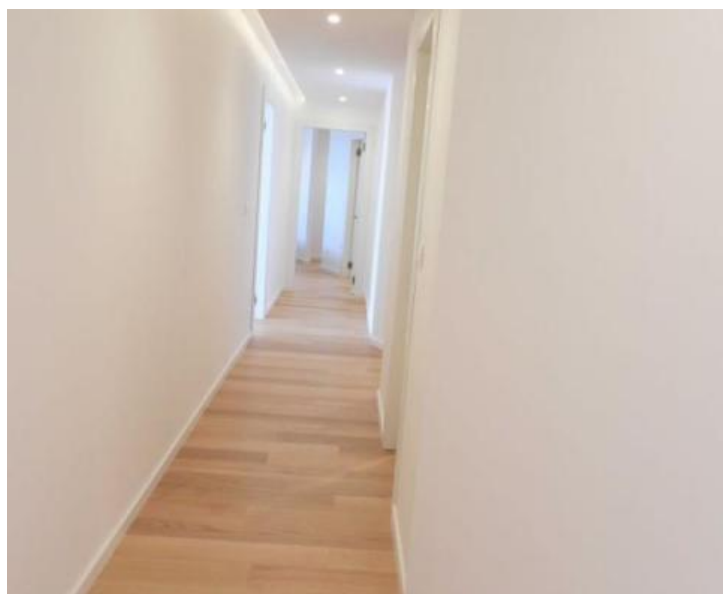
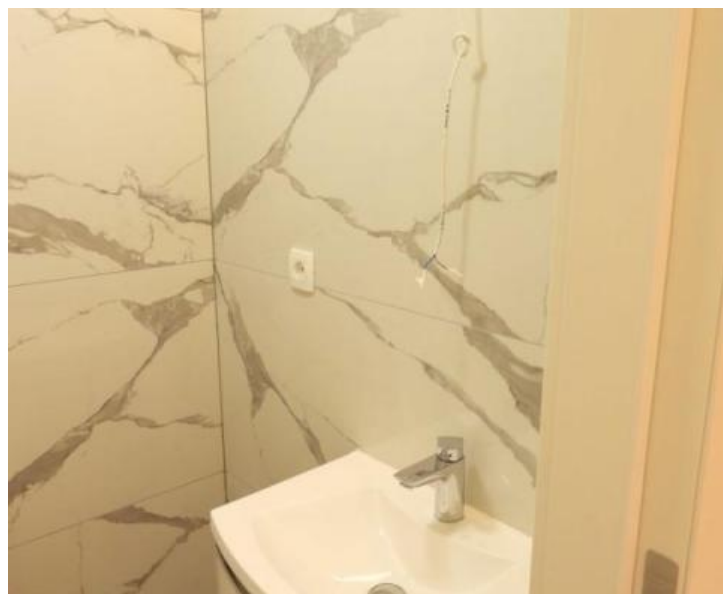
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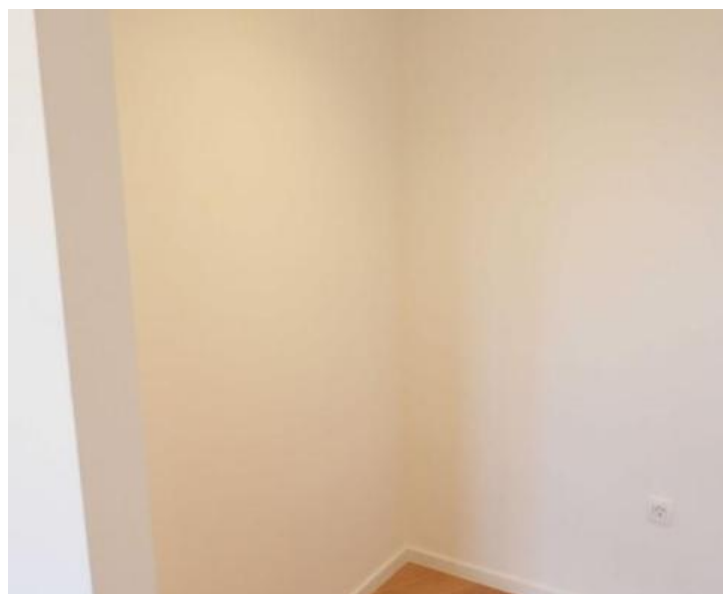
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