

House

Opatija, Kvarner



Ref	RE-U-24173
Type	House
Region	Kvarner › Opatija
Location	Opatija
Front line	No
Sea view	Yes
Distance to sea	450 m
Floorspace	240 sqm
Plot size	544 sqm

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No. of bedrooms

7

Price

€ 730 000

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Detached house in a quiet location with a beautiful view in Opatija center!
Distance to the sea is just 450 meters!

In a quiet part of Opatija, not far from the center, we are selling a furnished family house.
In an excellent location, only 450 meters and a few minutes' walk from the sea and the city center, this house is surrounded by a unique natural environment, the famous Carmen Sylve promenade.

The house consists of 3 floors, each with a separate entrance, with a total living area of 240 m². Land plot is 544 sq.m.

On the ground floor there is a 2-bedroom apartment, which consists of a living room with a kitchen, two bedrooms and two bathrooms. In front of the apartment there is a garden with a barbecue and a small terrace. On the first floor there are two smaller apartments 1 bedroom + bathroom: living room with kitchen, one bedroom with access to the south-facing balcony and bathroom.

Each apartment has a large terrace with a beautiful view of the sea and islands. In the attic there is a 2-bedroom apartment: living room with kitchen, two bedrooms, two bathrooms and a storage room. Behind the house there is a spacious garden with a landscaped orchard and flowers, offering the possibility of staying in nature throughout the year in almost the very center of Opatija. Large garage (36m²) with bathroom and woodshed next to the house with access. The southern orientation of the house creates a bright atmosphere throughout the day.

An exceptional position and environment, in a quiet center, yet in the immediate vicinity of the sea and all essential facilities, and especially the beautiful view, make this property excellent in every sense for vacation and living as well as for the purpose of investment.

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 m²:
3042 €

Average price/m² of this type
in this region:
2666 €

Median price/m² of this type
in this region:
2288 €

Average price/m² of this type
in Croatia:
2892 €

Median price/m² of this type
in Croatia:
2582 €

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