

Apartment

Opatija, Kvarner



Ref	RE-U-24350
Type	Apartment
Region	Kvarner > Opatija
Location	Opatija
Front line	No
Sea view	Yes
Distance to sea	500 m
Floorspace	239 sqm
Plot size	95 sqm
No. of bedrooms	3
No. of bathrooms	3
Price	€ 2 068 990

Gorgeous apartment of 239 sq.m. with private pool above the center of Opatija in an exclusive new building, garage, with sea views!

It is a special new building near the center of Opatija of top quality. This rare and powerful building in the construction phase of 2023-2024 is located only 250 meters as the crow flies from the sea and Lungomare. The building is located in a quiet side street and offers a panoramic view of the sea. With its easy access to the city center, this home offers an excellent balance between elegant suburban living and the rich array of amenities that the city of Opatija has to offer.

Exclusive apartment S2 size 239m² (residential 92m²) (gross 425m²) consists of swimming pool 23m², 3 wardrobes, 2 corridors, living room + kitchen + dining room 65m², 3 bathrooms, covered terrace 75m², green area of 150m², gym, lawn, WC. From the terrace and generally from every corner of the apartment there is a panoramic view of the sea and the center of Opatija. The project is being built on a land plot of 1700m² and includes a large underground garage from which the apartment has 3 garage spaces and a large storage room.

Advantages:

- heating/cooling underfloor heating + heat pump
- out-of-series construction class, Italian ceramics, branded sanitary ware
- anti-burglary entrance door
- large underground garage with storage
- elevator
- heated private swimming pool
- video surveillance and alarm
- panoramic sea view

Future Mediterranean horticulture will delight you, while enjoying the silence of a peaceful environment. Perfect investment or opportunity for people looking for 4 walls on the sea. Walking to the sea takes 7 minutes, or 500 meters on a slightly downhill path. The great advantage of this location is silence, privacy, a view of the sea, the greenery of Učka and the proximity of Opatija.

The property is owned by the company in VAT system- the possibility of submitting a request for a VAT. The price includes 3 garage parking spaces, internal storage. Move-in will be 12/23

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:
8657 €

Average price/m² of this type
in this region:
4936 €

Median price/m² of this type
in this region:
4893 €

Average price/m² of this type
in Croatia:
4488 €

Median price/m² of this type
in Croatia:
4163 €

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