

# Apartment

## Opatija , Kvarner



<b>Ref</b>	RE-U-24395
<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>	500 m
<b>Floorspace</b>	95 sqm
<b>No. of bedrooms</b>	2
<b>No. of bathrooms</b>	2
<b>Price</b>	€ 840 280

Apartment in Opatija centre less than 500 meters from the sea (250 meters directly)!

Spacious apartment in an exclusive new building near the center of Opatija with a garage, panorama! 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 residence 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 A3 with a total net size of 95m<sup>2</sup> has a balcony of up to 51m<sup>2</sup> (net 13m<sup>2</sup>) with a panoramic view of the sea and the center of Opatija. Open space living room with kitchen and dining room 33m<sup>2</sup>, hallway, two bathrooms, wardrobe, and two larger bedrooms. The project is being built on a plot of 1700m<sup>2</sup> and includes a large underground garage from which the apartment has 3 garage spaces and a large storage room.

Advantages:

- heating/cooling floor heating + heat pump
- non-standard construction class, Italian ceramics, branded sanitary ware
- own repository
- large underground garage
- elevator
- video surveillance and alarm
- panoramic sea view

The future Mediterranean horticulture will delight you, while enjoying the silence of the peaceful environment. Perfect investment or opportunity for people looking for 4 walls on the sea CLOSE TO OPATIJA. 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 Seller is within VAT system - the property is owned by the company - the possibility of submitting a request for a VAT refund.

The price includes one garage parking space, internal storage.

It will be ready to move in on 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.

# Apartment

## Opatija , Kvarner



Price per m<sup>2</sup>:  
8845 €

Average price/m<sup>2</sup> of this type  
in this region:  
4937 €

Median price/m<sup>2</sup> of this type  
in this region:  
4907 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
4485 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
4163 €

# Apartment

Opatija , Kvarner



# Apartment

## Opatija , Kvarner



APARTMAN 3		
	POVRŠINA (m <sup>2</sup> )	KOEF.
POSREDMNA GARAZA, A3		
ISPREMŠTE	4.95	0.50
	4.95 m <sup>2</sup>	
PRVI KAT. A3		
BALKON	51.20	0.25
HODNIK	8.55	1.00
KUHINJA, DIEL.BLAG.	32.80	1.00
KUPAONIA	4.62	1.00
KUPAONIA 1	4.31	1.00
OSTAVA	1.08	1.00
SOBA 1	34.05	1.00
SOBA 2	32.64	1.00
	129.33 m <sup>2</sup>	
	134.28 m <sup>2</sup>	

# Apartment

## Opatija , Kvarner

