

Apartment

Opatija, Kvarner



Ref	RE-U-24393
Type	Apartment
Region	Kvarner › Opatija
Location	Opatija
Front line	No
Sea view	Yes
Distance to sea	500 m
Floorspace	61 sqm
No. of bedrooms	1
No. of bathrooms	1
Price	€ 595 000

Apartment in a new boutique residence in Opatija center, less than 500 meters from the beach and lungomare! We highlight 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 A1, with a surface of 61m², consists of 31m² living room + kitchen + dining room (open space), hallway, dressing room, bathroom, bedroom and a 15m² balcony with a panoramic view of the sea and the roofs of the center of Opatija. The project is being built on a plot of 1,700 m² and includes a large underground garage from which the apartment has one garage space and a large storage room.

Key advantages:

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

The future Mediterranean horticulture will delight you, while enjoying the silence of the peaceful environment. 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.

The building 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.

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Price per m²:
9754 €

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:
4489 €

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

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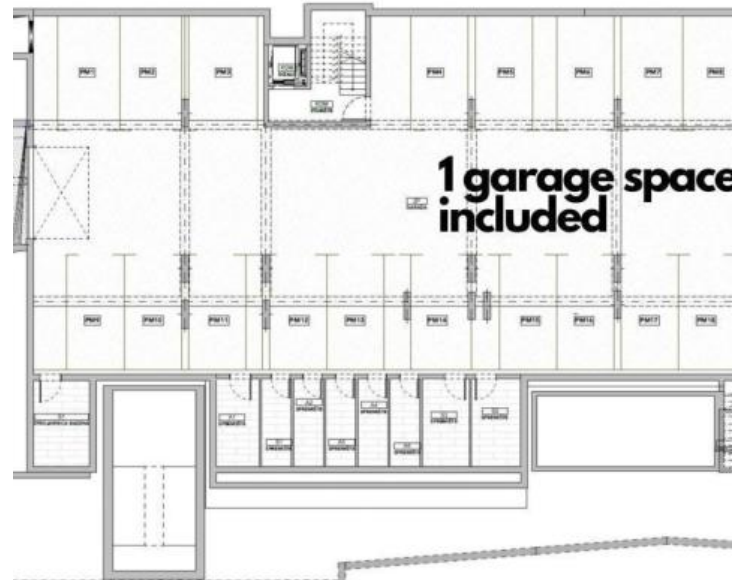


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APARTMAN 1			
	POVRŠINA (m ²)	KOEF.	POVRŠ KOEF.
PODTEMNJA GARAJA, A1			
SPREMISTE	7.13	0.50	3.5
	7.13 m ²		3.57
PRVI KAT, A1			
BALKON	15.81	0.25	3.8
DR I BLAG.	30.70	1.00	30.7
HODNIK	4.14	1.00	4.1
KUPAONICA	3.87	1.00	3.8
OSTAVA	1.57	1.00	1.5
SOBA 1	12.73	1.00	12.7
	68.33 m ²		55.84
	75.46 m ²		60.41

**Perfect 1 bedroom
option in a new
building above
Opatija center**



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