

# House

## Opatija, Kvarner



<b>Ref</b>	RE-U-24526
<b>Type</b>	House
<b>Region</b>	Kvarner > Opatija
<b>Location</b>	Opatija
<b>Front line</b>	No
<b>Sea view</b>	Yes
<b>Distance to sea</b>	350 m
<b>Floorspace</b>	204 sqm
<b>Plot size</b>	791 sqm

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<b>No. of bedrooms</b>	5
<b>No. of bathrooms</b>	2
<b>Price</b>	€ 1 050 000

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House Opatija center only 350 meters from the sea, with sea views!

Total area is 204 sq.m.

Land plot is 791 sq.m.

This detached house consists of two residential units.

On the ground floor there is a 61m<sup>2</sup> apartment, which consists of an open space concept that combines a living room, kitchen and dining room, two bedrooms and a bathroom. Each bedroom in this house has a window that offers a beautiful view of the surroundings and the sea.

On the first floor there is a two-story apartment of 143m<sup>2</sup>, consisting of 3 bedrooms, a study that can be an additional bedroom, wardrobe, bathroom, 2 additional toilets and consists of a large living room oriented to the south and a separate kitchen with a large dining room and pantry. The highlight is a spacious terrace that can be accessed from the living room with a beautiful view of the sea.

This house is very well built with good insulation. It is important to note the oil-fired central heating installed on the upper floor, plus air conditioners and underfloor heating on the ground floor. The house is located on a beautiful garden of 791m<sup>2</sup>, surrounded by greenery and peace. Walking to the sea takes only 5 minutes downhill, while driving to the beach is only 2 minutes. The air line to the sea is 300 meters.

This beautiful house is located in a cul-de-sac, which further provides a sense of privacy and quiet. This is an ideal property for all those who are looking for a peaceful life near the sea, in the immediate vicinity of all the facilities that Opatija has to offer. In addition, this house has an external storage room behind the house. It is a great option for those looking for extra space. This house is a perfect example of a modern and functional real estate, ideal for those who want to arrange a house by the sea according to their taste.

Do not miss the opportunity to become the owner of this beautiful property and enjoy the benefits of life on the Adriatic coast!

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>:  
5147 €

Average price/m<sup>2</sup> of this type  
in this region:  
2666 €

Median price/m<sup>2</sup> of this type  
in this region:  
2288 €

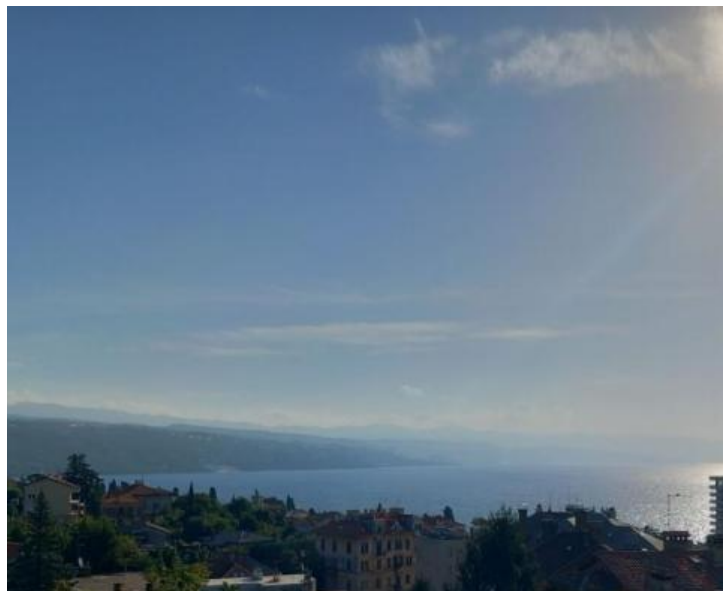
Average price/m<sup>2</sup> of this type  
in Croatia:  
2849 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
2573 €



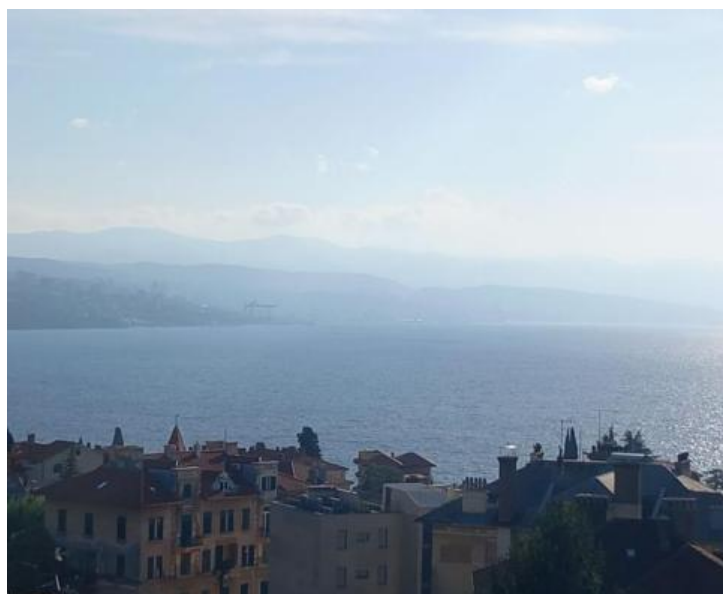
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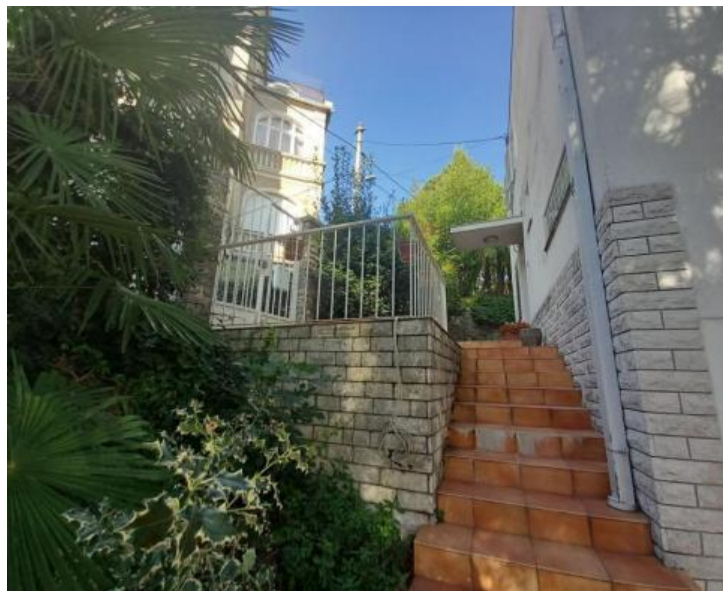
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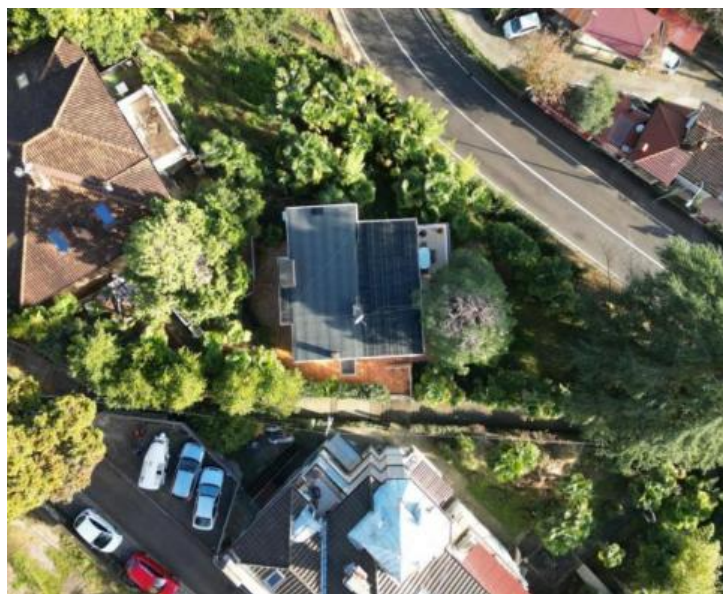
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