

# Apartment

## Pobri, Kvarner



<b>Ref</b>	RE-U-24769
<b>Type</b>	Apartment
<b>Region</b>	Kvarner > Opatija
<b>Location</b>	Pobri
<b>Front line</b>	No
<b>Sea view</b>	Yes
<b>Distance to sea</b>	2500 m
<b>Floorspace</b>	136 sqm
<b>No. of bedrooms</b>	3

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**No. of bathrooms**

2

**Price**

€ 535 000

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Penthouse above the center of Opatija with garage, panoramic sea views, cca. 2,5 km from the sea!

It is in fact only a 3-minute drive from the city center.

With its 125 square meters, it extends on the top of the building, offering an impressive panoramic view of the Adriatic Sea.

This property is part of a newer development, located in a quiet and side street, away from noise and active traffic, providing the perfect balance of privacy and proximity to all amenities. Every detail of this luxury residence speaks of careful planning and quality construction. This floor consists of 3 large bedrooms, two bathrooms, 1 toilet, hallway and open space living room with kitchen, dining room and exit to the terrace with a panoramic view of the sea. Special emphasis is placed on the terrace, which takes your breath away with its incredible sea view. The perfect place to relax and enjoy sunsets or spending time with family and friends. A garage is provided within the building.

Buyers of this penthouse will own not only one, but two parking spaces, which is a real privilege in this area. This property represents a rare opportunity on the market, perfectly combining exclusivity, comfort and superb sea views.

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>:  
3934 €

Average price/m<sup>2</sup> of this type  
in this region:  
4936 €

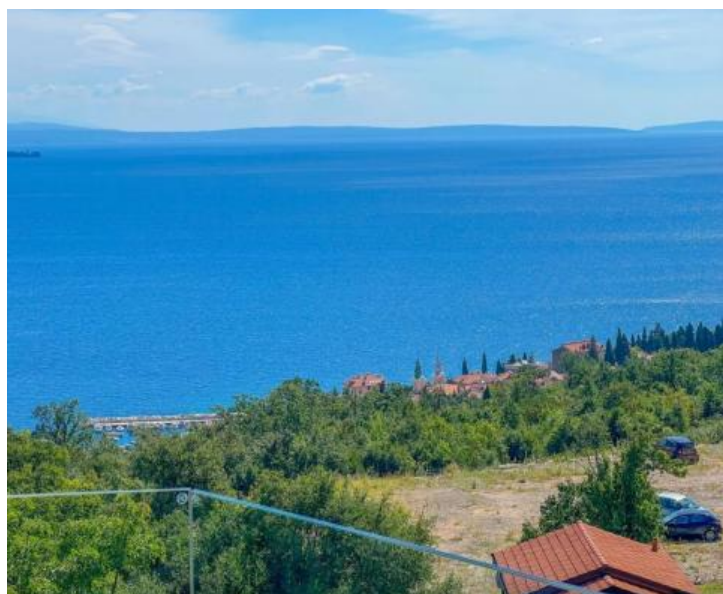
Median price/m<sup>2</sup> of this type  
in this region:  
4893 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
4489 €

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

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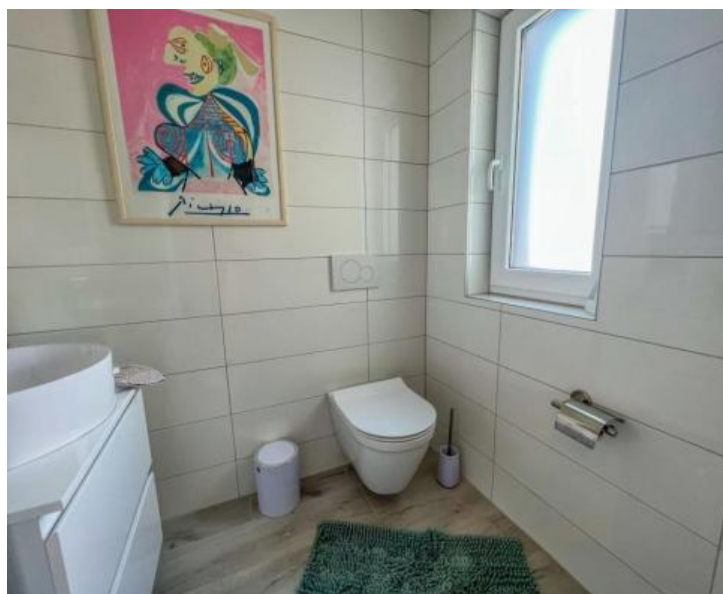
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