

Apartment

Punta Kolova, Opatija, Kvarner



Ref	RE-U-26652
Type	Apartment
Region	Kvarner › Opatija
Location	Punta Kolova, Opatija
Front line	No
Sea view	Yes
Distance to sea	250 m
Floorspace	272 sqm
Plot size	40 sqm
No. of bedrooms	3
No. of bathrooms	2
Price	Price upon request

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Exclusive apartment in a new building with private swimming pool, panoramic sea view in Opatija, 250 meters from the sea!

Apartment A2 on the large ground floor with a private overflow swimming pool, gross size 272.37m².

The net size of the apartment is 164m², and the planning is the following: The apartment consists of an entrance, a bathroom and a storage room, a large open space living room with a kitchen and a dining room (40m²), 3 bedrooms, one of which includes a bathroom.

The garage within the property guarantees security and privacy with the associated two parking spaces, and offers the privilege of an elevator that leads directly to the accommodation. Furthermore, the southern bedroom and the large living room communicate with a spacious terrace that includes its own swimming pool.

In addition to all the benefits, there is a territory of 40m² decorated with exotic plants.

This property has other advantages:

- underfloor heating in the entire building
- top-class ALICE sanitary ware
- KOLNOA quality security doors provide superior thermal and sound insulation
- all internal doors of the renowned FILOMURO brand
- high-quality multi-layered oak parquet in the bedrooms (Chevron style)
- distinctive interior and exterior ceramic tiles brand FLORIM
- direct elevator from the garage
- video surveillance and alarm
- overflow infinity pool (with preparation for heating, 2.65m²)
- DAIKIN heat pump - integrated, separate DAIKIN cooling in all rooms

This building is located in a private, high-quality street, only 250 meters as the crow flies to the sea and famous Lungomare. You can walk to the sea in 5 minutes, while driving to Opatija, the center, takes only 2 minutes.

This luxury facility in an enviable location is characterized by top-quality materials and exclusive accompanying facilities. As such, it provides a perfect combination of modern style, elegance and functionality of modern home technology, and is read as a fantastic opportunity for investment in fairytale Opatija.

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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