

# Apartment

Punta Kolova, Opatija, Kvarner



<b>Ref</b>	RE-U-26654
<b>Type</b>	Apartment
<b>Region</b>	Kvarner > Opatija
<b>Location</b>	Punta Kolova, Opatija
<b>Front line</b>	No
<b>Sea view</b>	Yes
<b>Distance to sea</b>	250 m
<b>Floorspace</b>	176 sqm
<b>No. of bedrooms</b>	3

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**No. of bathrooms**

2

**Price**

Price upon request

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High class apartment in a superb new building, panoramic sea view in Opatija, 250 meters from the sea!  
Fantastic location in Opatija!  
Top position! Magnificent architecture!

Apartment S2 on the first floor of this unique new building has a gross size of 176.43m<sup>2</sup>.  
The netto living area of the apartment is 134m<sup>2</sup>, and the general layout is as follows: the apartment consists of an entrance, a bathroom and a storage room, a large open space living room with a kitchen and dining room (57m<sup>2</sup>), 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.

This property has the following advantages:

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

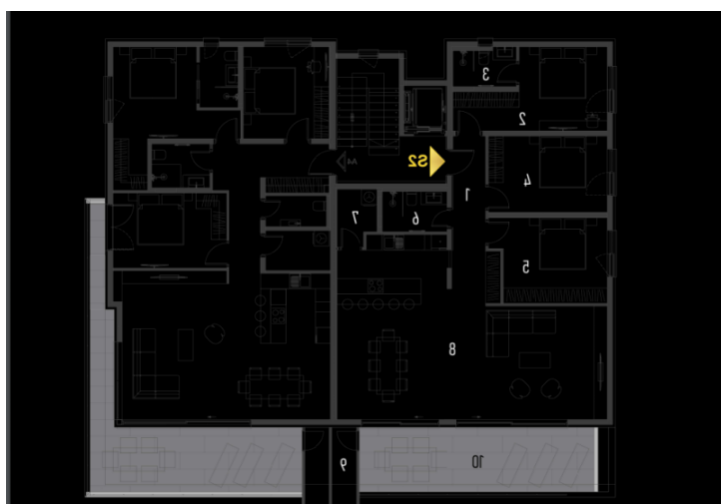
This building is located in a private, high-quality street only 250 meters as the crow flies to the sea and beautiful Lungomare.

The sea is 5 minutes away on foot, while a car ride 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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