

Apartment

Opatija, Kvarner



Ref	RE-U-28897
Type	Apartment
Region	Kvarner > Opatija
Location	Opatija
Front line	No
Sea view	Yes
Distance to sea	500 m
Floorspace	294 sqm
No. of bedrooms	4

Tel: +385 91 357 3071 Viber, Whatsapp
adrionikainfo@gmail.com
www.adrionika.com

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No. of bathrooms

3

Price

Price upon request

Luxury apartment in Opatija centre, 500 meters from the sea, with panoramic sea views!

For sale is an exclusive floor in a special new building above the center of Opatija, square footage 294 m² with a panoramic view of the Kvarner bay, terrace, garden and private garage. This beautifully decorated and spacious apartment is located in a south-facing new building and has a tavern, a sauna, a recreation area and a storage room, and is located 400 meters from the sea as the crow flies.

The floor of apartment extends over the entire upper floor of a beautiful and modern building, and consists of 4 bedrooms in an elegant style, 3 bathrooms, one of which is en suite from the master room and offers a walk-in shower, and in addition, the apartment boasts a beautiful and with a lighted open space room of 80 m² that includes a kitchen and a dining room, and the entire space has a direct exit to the terrace with breathtaking views of the bay.

The space is illuminated by light thanks to the large sliding rocks that naturally open up the view of the sea. The modern kitchen has an impressive 9 meters and a large island and all the accompanying appliances, while the living room has modern furniture that makes large gatherings possible. The entire space exudes luxury with beautiful refined materials such as the valued "Nero Portoro" and "Royal" stone, which was used on the floor and wall coverings in the kitchen and bathrooms.

The outdoor area of the apartment consists of an outdoor table and a summer kitchen, and in order to enjoy the views of the bay without interruption even on those rainy days, the terrace is covered with 3 automated pergola awnings. In addition to all the mentioned rooms, the apartment also offers a study with a wine bar and a laundry room, as well as additional rooms in the basement, such as a tavern, a sauna, a fitness center and a storage room. Floor heating on a heat pump provides comfort and a pleasant temperature throughout the year, in addition, all rooms have air conditioning units and a smart control system, as well as thermostats in all rooms that allow easier temperature regulation. The security of this luxury property and its entire environment is guaranteed by an alarm system and video surveillance.

The property offers a lot of possibilities for parking, so it is possible to park 4 cars, two of which are in the garage. This is an exclusive opportunity offering spaciousness, a great location and a fantastic panoramic view of the sea, with an impressive outdoor space for all-day gatherings. It comes with fully equipped and elegantly decorated rooms.

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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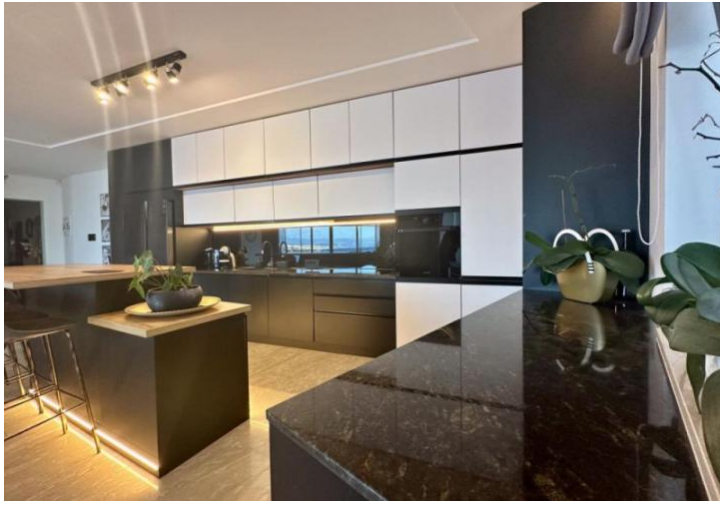
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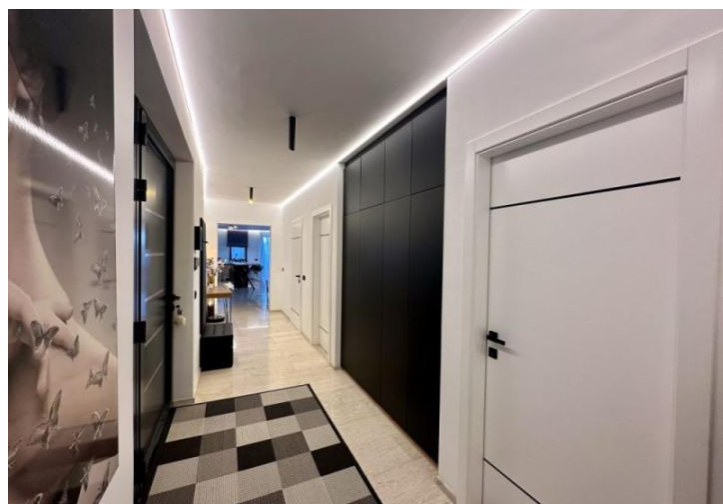
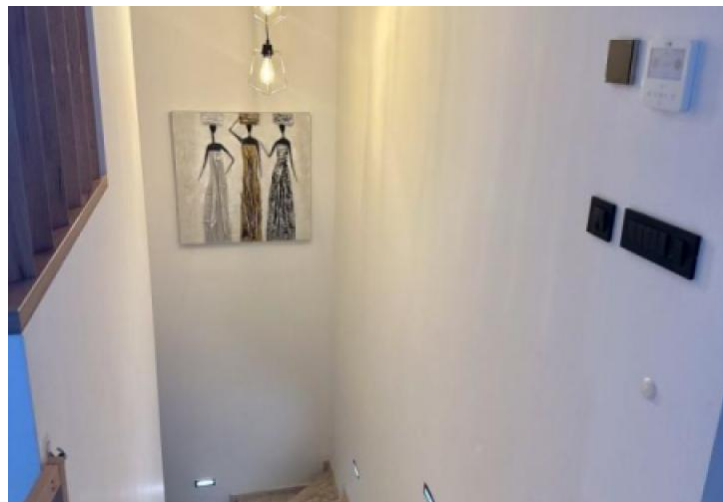
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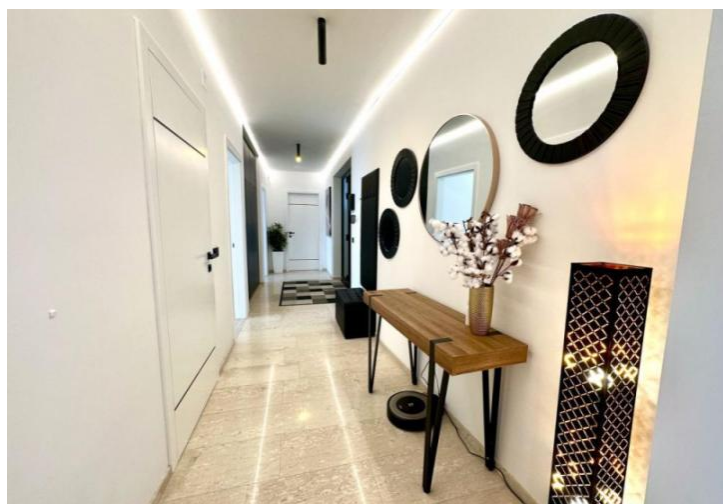
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