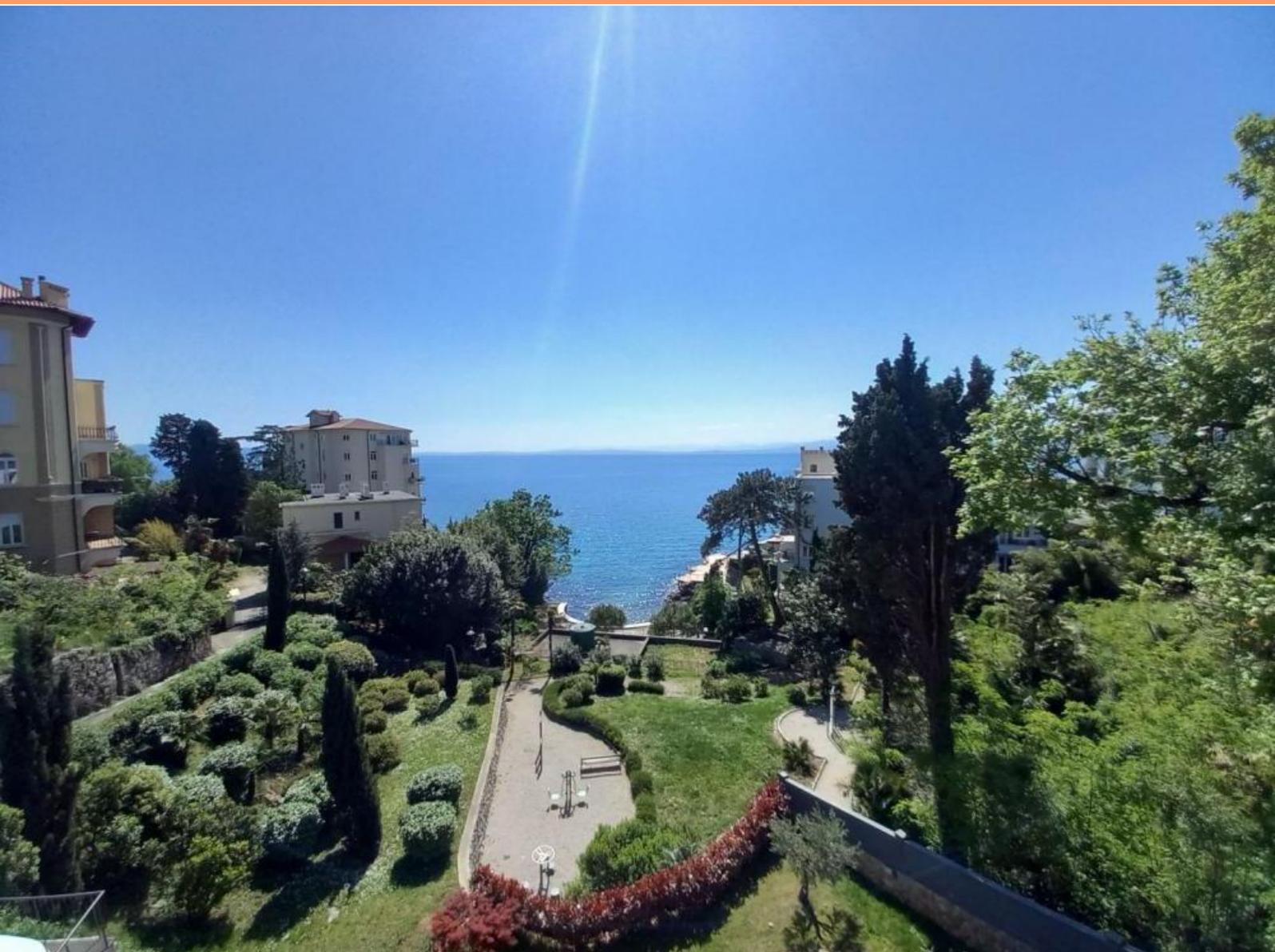


Apartment

Opatija, Kvarner



Ref	RE-U-29722
Type	Apartment
Region	Kvarner > Opatija
Location	Opatija
Front line	Yes
Sea view	Yes
Distance to sea	20 m
Floorspace	186 sqm
Plot size	768 sqm

Apartment

Opatija, Kvarner



No. of bedrooms	2
No. of bathrooms	4
Price	Price upon request

Apartment

Opatija, Kvarner



First row apartments in the centre of Opatija!
Twenty meters from wateredge only!

In Volosko, near Opatija, perched literally above the sea, stands a meticulously maintained Austro-Hungarian villa.

For sale is actually half of this villa, comprising two apartments with a combined area of 186.87m², connected by an internal staircase, one on the first floor and the other in the high attic.

The first-floor apartment covers a total of 72.41 m² and includes, as ancillary spaces, a bathroom and an uncovered terrace on the first floor, with a combined area of 14.87 m², making the total area 87.28 m².

The apartment boasts a spacious open-plan area consisting of a fully equipped kitchen, dining room, and living area, two bedrooms, two bathrooms, and a beautiful terrace.

The second apartment, connected by an internal staircase, is located in the attic. It comprises a living room and kitchen, two bedrooms, and two bathrooms, with a total area of 70.04 m². Ancillary spaces include an uncovered terrace, hallway, staircase, and attic storage, plus a WC on the half-floor, with a combined area of 29.55 m², making the total area 99.59 m².

Heating is provided centrally by electricity and through air conditioning units.

The condition of this villa is impeccable, boasting a new facade and roof, a testament to the harmonious relationship between the two co-owners of the villa.

The apartment comes with the use of a garden, an outdoor cellar, and a parking space.

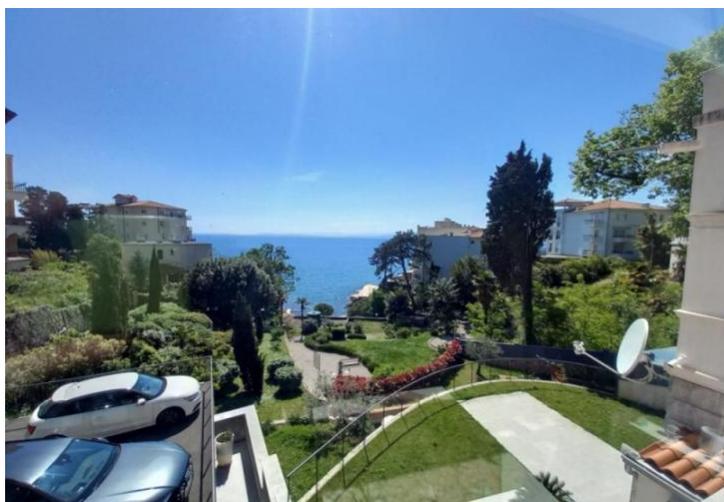
Do not miss the opportunity to become the owner of this exquisite property and enjoy the benefits of coastal living!

Contact us to arrange a viewing as soon as possible!!

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.

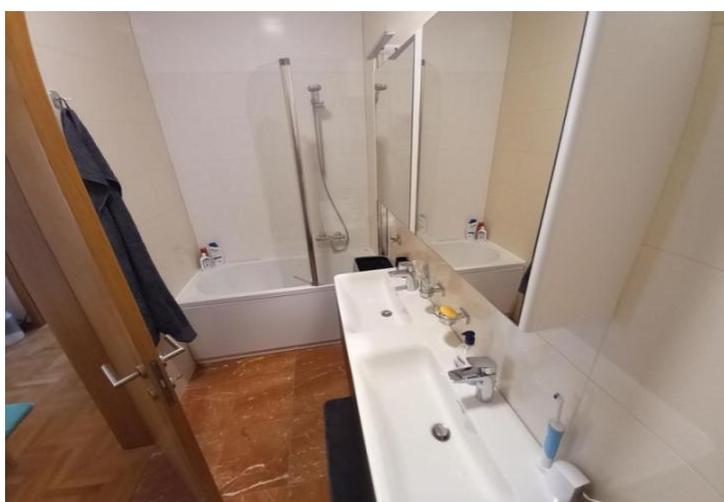
Apartment

Opatija, Kvarner



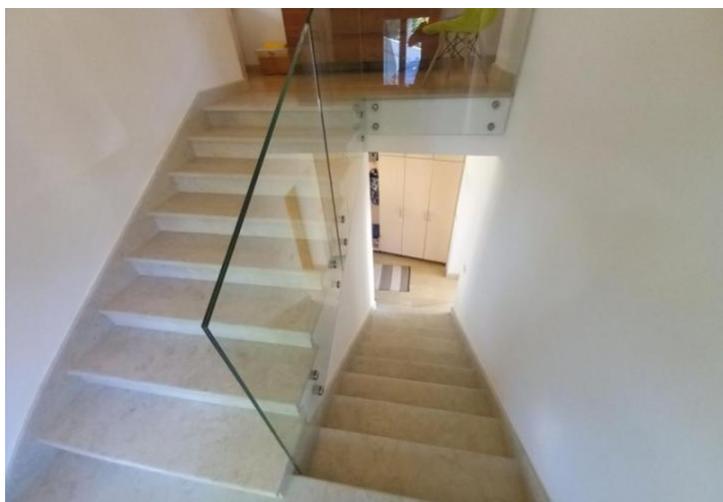
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