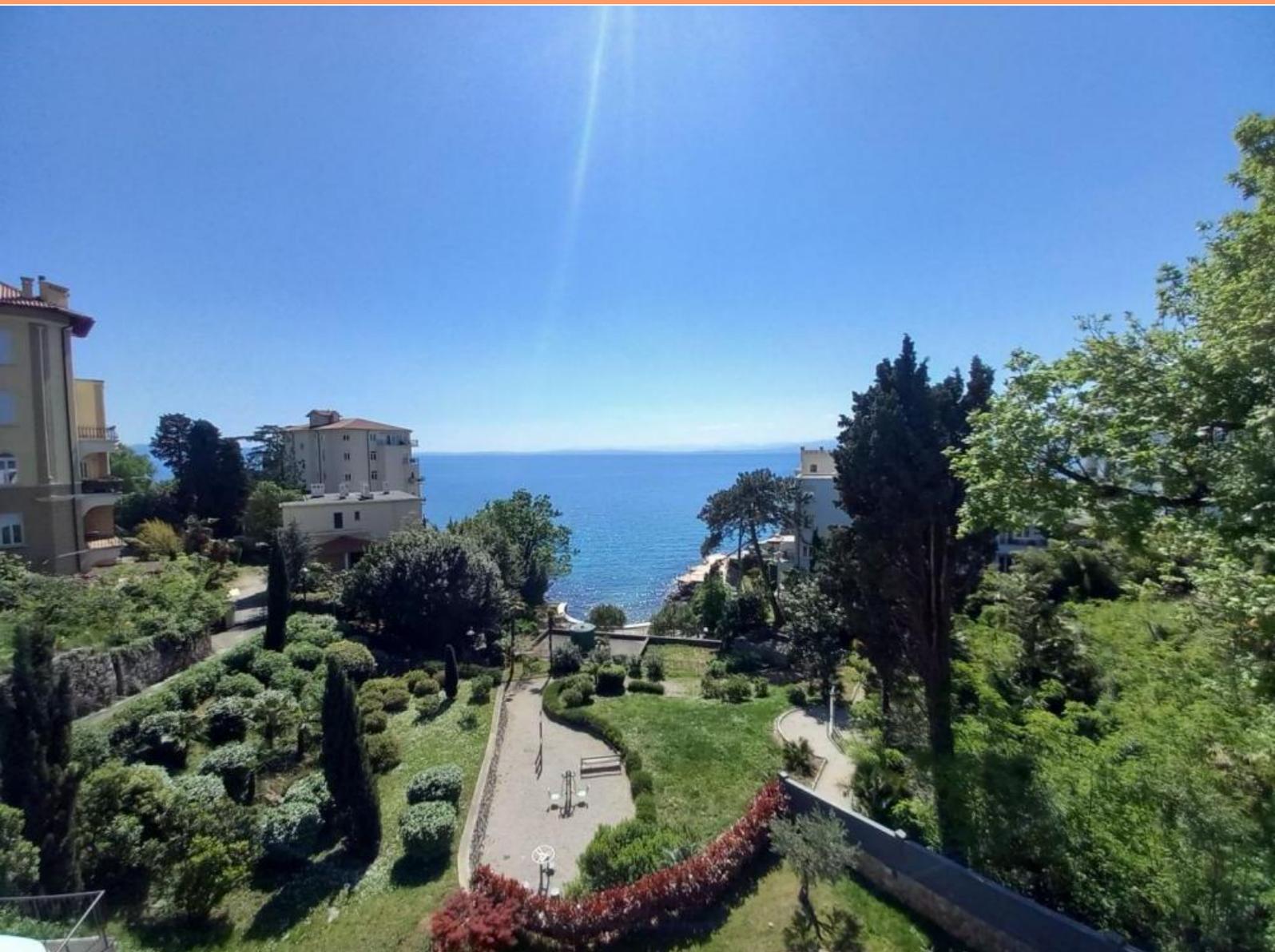


# Apartment

## Opatija, Kvarner



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

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adrionikainfo@gmail.com  
www.adrionika.com

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<b>No. of bedrooms</b>	2
<b>No. of bathrooms</b>	4
<b>Price</b>	Price upon request

# Apartment

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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 186.87m<sup>2</sup>, 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 m<sup>2</sup> and includes, as ancillary spaces, a bathroom and an uncovered terrace on the first floor, with a combined area of 14.87 m<sup>2</sup>, making the total area 87.28 m<sup>2</sup>.

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 m<sup>2</sup>. 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 m<sup>2</sup>, making the total area 99.59 m<sup>2</sup>.

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.

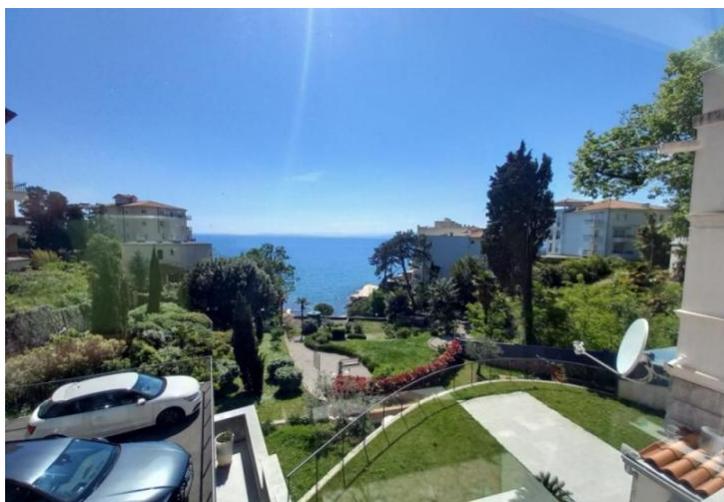
Do not miss the opportunity to become the owner of this exquisite property and enjoy the benefits of coastal living!

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.

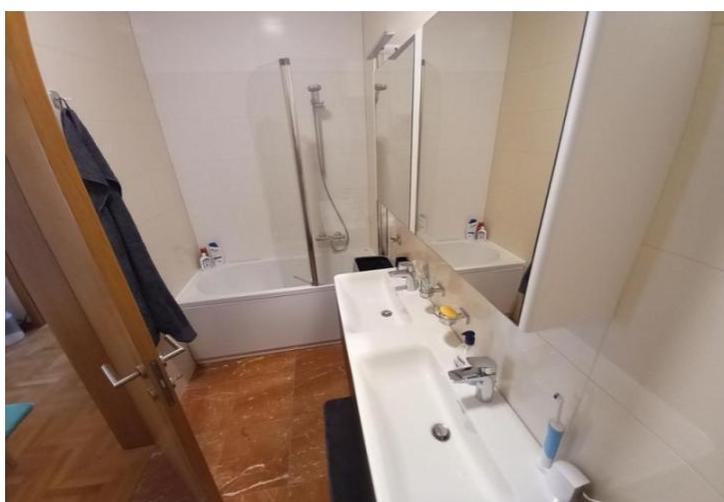
# Apartment

## Opatija, Kvarner



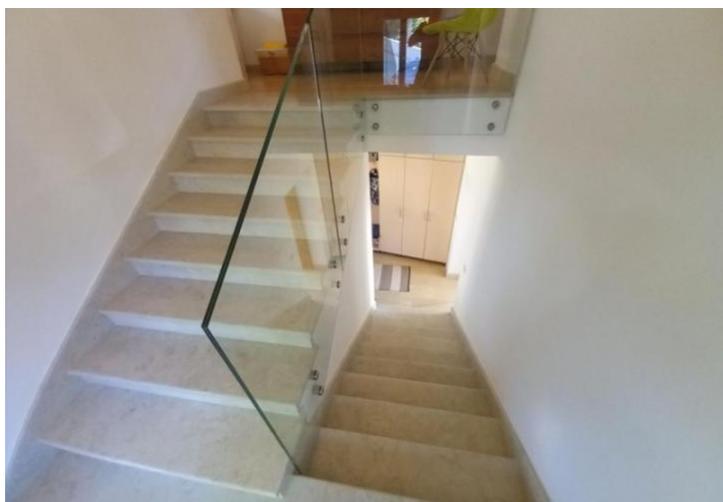
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