

Apartment

Opatija, Kvarner



Ref	RE-U-29730
Type	Apartment
Region	Kvarner > Opatija
Location	Opatija
Front line	No
Sea view	Yes
Distance to sea	200 m
Floorspace	75 sqm
No. of bedrooms	2

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No. of bathrooms

1

Price

€ 450 000

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Apartment with a garden in a new building in the center of Opatija with a garage, sea view - the highest quality product at Opatija real estate market!

Distance from the sea and Lungomare is mere 200 meters.

Set within a new building complete with a garage, this apartment boasts a prime location in the heart of Opatija, a mere 200 meters from the city's main street and the enchanting Lungomare promenade by the sea. This strategic positioning ensures a tranquil retreat amidst the bustling city center, offering a peaceful oasis amid the urban hustle and bustle.

Apartment S1 features a living room, two bedrooms, a bathroom, a private terrace, and a remarkable 74m² private garden! What distinguishes this project from others in the city is the incorporation of art nouveau details. Meticulous attention to architectural style and details has resulted in a living space that perfectly embodies the aristocratic charm and elegance synonymous with Opatija.

Key features include:

- Prime location in the heart of Opatija, just 200 meters from the sea or the Lungomare, a mere one-minute walk away
- Tranquil surroundings below the main road, ensuring peace and quiet
- Customized architecture adding sophistication and elegance, seamlessly blending with the cityscape
- Enjoy sea views from every apartment and private terrace
- Includes garage parking place in the heart of the city, accessible via elevator!

Forget about parking hassles in the bustling city center. With its private garage, this building offers a secure and convenient parking solution. The elevator conveniently takes you from the garage directly to your apartment, ensuring easy access.

Additional features include Shuco carpentry, underfloor heating throughout the apartment with individual heat pumps, Sto facade, and an antique roof motif with sea views even from the bedroom.

Imagine the convenience of being just a minute's walk away from nearby beaches, boardwalks, and restaurants. Don't miss out on this unique opportunity to own an apartment that perfectly combines luxury, practicality, and architectural elegance in the heart of 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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Price per m²:
6000 €

Average price/m² of this type
in this region:
4936 €

Median price/m² of this type
in this region:
4893 €

Average price/m² of this type
in Croatia:
4490 €

Median price/m² of this type
in Croatia:
4167 €

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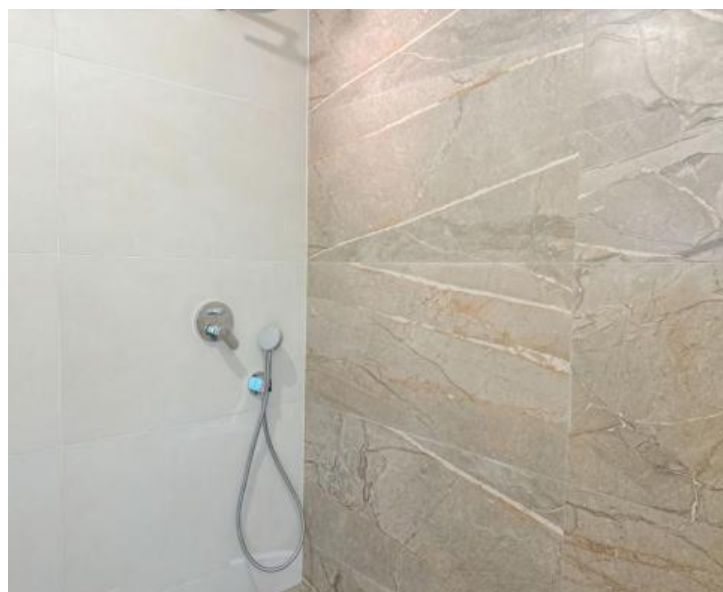
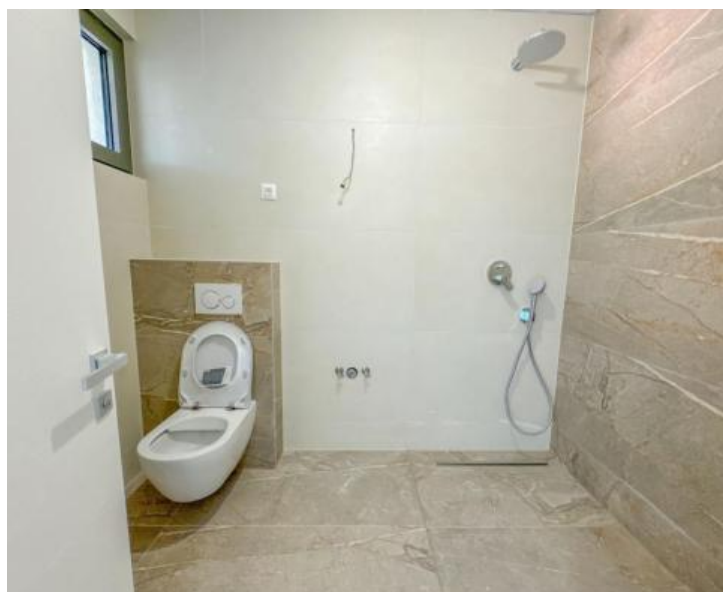
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