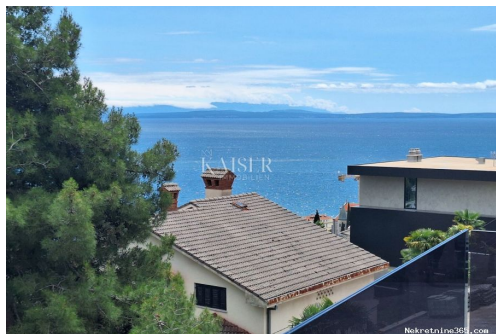


## Opatija, luksuzan stan u prizemlju novogradnje, Opatija, Flat



### Seller Info

Name: Kaiser Immobilien  
First Name: Kaiser  
Last Name: Immobilien  
Company Name: Kaiser Immobilien d.o.o.  
Service Type: Selling and renting  
Website: <https://kaiser-immobilien.hr/>  
Country: Croatia  
Region: Primorsko-goranska županija  
City: Opatija  
ZIP code: 51410  
Address: Maršala Tita 97  
Mobile: 00385992140008  
Phone: 0038551823491  
About us: The professional team of experts for exclusive real estate of the agency KAISER IMMOBILIEN becomes a partner for clients in a pleasant, undisturbed, discreet and intimate atmosphere. We strive to meet the highest standards and with great commitment we find the perfect property for you. With our expertise, dedication, our instinct and knowledge of the regional market, you can build your dream property in the locations of Kvarner, Istria, Dalmatia and the whole of Croatia. We advise you from the first appointment to the conclusion of the contract and beyond. Each client is approached individually with maximum trust.

The founders of the agency are Silviya Panuccio and Dean Luić.

Leave it to our team of experts who know every challenge on

the way to the best real estate.

Our focus is quality, safety and finding the perfect property for the money invested.

Reg No.: 133/2024

## Listing details

### Common

|                   |  |
|-------------------|--|
| Title:            | Opatija, luksuzan stan u prizemlju novogradnje |
| Property for:     | Sale   |
| Property area:    | 106 m <sup>2</sup>                             |
| Number of Floors: | 3  |
| Bedrooms:         | 3  |
| Bathrooms:        | 2  |
| Price:            | 766,000.00 €                                   |
| Updated:          | Oct 03, 2024                                   |

### Condition

|        |      |
|--------|------|
| Built: | 2024 |
|--------|------|

### Location

|                        |                             |
|------------------------|-----------------------------|
| Country:               | Croatia                     |
| State/Region/Province: | Primorsko-goranska županija |
| City:                  | Opatija                     |
| City area:             | Opatija                     |

### Permits

|                        |     |
|------------------------|-----|
| Building permit:       | yes |
| Ownership certificate: | yes |

### Additional information

|                    |     |
|--------------------|-----|
| Elevator:          | yes |
| Energy efficiency: | A+  |

### Heating

|                  |     |
|------------------|-----|
| Central heating: | yes |
|------------------|-----|

### Parking

|                           |   |
|---------------------------|---|
| Number of parking spaces: | 2 |
|---------------------------|---|

## Description

### Description:

For sale is a luxurious 2-bedroom apartment in a new building with a swimming pool, an elevator and an underground garage located in a quiet location near the sea and the center of Opatija! This top property offers you modern design, luxurious elegance, privacy and comfort, as well as a spectacular view of the center of Opatija and the sea, and with its modern architectural style and the finest materials, it sets new standards of luxury. Thanks to its location in a quiet part of Opatija, you will enjoy a sense of privacy and peace and at the same time a stunning view of the center of Opatija and the charming coast of the Adriatic Sea. APARTMENT S1 • 2 bedrooms, 2 bathrooms, 1 WC • total area of the apartment: 106.36 m<sup>2</sup> • internal area of the apartment: 81.45 m<sup>2</sup> • terrace: 24.91 m<sup>2</sup> • 2 garage parking spaces PM7 of 12.50 m<sup>2</sup>, PM3 of 12.50 m<sup>2</sup> • storage room: 2.16 m<sup>2</sup> This beautiful apartment is designed for maximum comfort and luxury. You have at your disposal an entrance hall, a toilet, two bedrooms with their own bathrooms, a spacious living room with a kitchen and a dining room, a spacious terrace - a place to spend time with family and friends and enjoy a truly spectacular view of the sea and Opatija. EQUIPMENT • fan coil system for energy-efficient heating and cooling • high-quality aluminum carpentry • electrically operated aluminum blinds • high-quality sanitary facilities • anti-burglary entrance doors • elevator • communal pool This top-quality property offers you an incredible luxury living space with high-quality equipment and a spectacular view of the sea, and it is located in the immediate vicinity of the sea and beaches and all necessary facilities, which makes your daily life extremely practical and comfortable. Opatija, the pearl of the Adriatic, is one of the most sought-after and desirable places for living and vacationing in Croatia. Its irresistible combination of natural beauty, rich history and architecture, and modern amenities make it a truly extraordinary and enchanting destination. PRICE The stated price refers to a completely finished turnkey apartment, without furniture. VAT is included in the price, the buyer is exempt from real estate sales tax. In the case of a purchase from a company registered in Croatia, a full VAT refund is possible after the sale. The location is far from major cities: Rijeka 20 minutes drive, Zagreb 1 hour 30 minutes, Vienna 5 hours, Berlin 10 hours, Trieste 1 hour 30 minutes, Ljubljana 1 hour 40 minutes, Pula airport 1 hour 30 minutes, Krk airport 40 minutes. For all inquiries, please contact your agent Eli Lovko tel. 0916133776 call Croatia +385 Agency fee is 3%+VAT ID CODE: 121-077

## Additional contact info

Reference Number: 647714  
Agency ref id: 121-077