

## Opatija, centar, novogradnja, luksuzan stan na I katu s liftom i pogledom, 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:	<a href="https://kaiser-immobilien.hr/">https://kaiser-immobilien.hr/</a>
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 Silvija 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, centar, novogradnja, luksuzan stan na I katu s liftom i pogledom
Property for:	Sale
Property area:	261 m <sup>2</sup>
Floor:	1
Number of Floors:	3
Bedrooms:	6
Bathrooms:	4
Price:	1,673,000.00 €
Updated:	Nov 19, 2024

### Condition

Newbuild:	yes
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
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## Parking

Number of parking spaces: 4

## Description

Description:

For sale is a luxurious 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. **FLAT ON 1 FLOOR • 4 bedrooms, 4 bathrooms, 2 toilets, 2 living rooms with dining room and kitchen • total area of the apartment: 261.39 m<sup>2</sup> • interior area of the apartment: 197.23 m<sup>2</sup> • balcony: 64.16 m<sup>2</sup> • 4 garage parking spaces PM6 from 12.12 m<sup>2</sup>, PM7 from 12.50 m<sup>2</sup>, bicycle storage BIC 1 from 7.69 m<sup>2</sup>, bicycle storage BIC 2 from 5.94 m<sup>2</sup>, VPM 13 from 13.75 m<sup>2</sup>.** This beautiful apartment is designed for maximum comfort and luxury. You have at your disposal two corridors, two toilets, four bedrooms with their own bathrooms, two living rooms with kitchen and dining room, 5 spacious terraces-balconies to enjoy a really pleasant view of the sea and Opatija. In addition, the apartment has 4 garage parking spaces, which gives you additional convenience. **EQUIPMENT • fan coil system for energy-efficient heating and cooling • high-quality aluminum joinery • 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. **ID CODE: 121-073**

## Additional contact info

Reference Number: 647753  
Agency ref id: 121-073  
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