

## Opatija - Troetažni stan s krovnom terasom i panoramskim pogledom na more, Matulji, 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 - Troetažni stan s krovnom terasom i panoramskim pogledom na more
Property for:	Sale
Property area:	143 m <sup>2</sup>
Floor:	1
Number of Floors:	2
Bedrooms:	4
Bathrooms:	2
Balcony area:	12 m <sup>2</sup>
Terrace area:	22 m <sup>2</sup>
Price:	560,000.00 €
Updated:	Oct 05, 2024

### Condition

Newbuild:	yes
Built:	2024

### Location

Country:	Croatia
State/Region/Province:	Primorsko-goranska županija
City:	Matulji

### Permits

Building permit:	yes
Ownership certificate:	yes



### Additional information

Energy efficiency:	A+
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### Heating

Central heating:	yes
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## Parking

Number of parking spaces: 2

## Description

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The real estate agency Kaiser Immobilien from Opatija highlights from its offer the last beautiful apartment in an excellent new building located in a very strategic and attractive location just a few minutes from the center of Opatija. The project consists of two buildings with a total of only 6 apartments. Only 300 meters as the crow flies from the seashore and in the immediate vicinity of all the necessary facilities, the apartment boasts an almost perfect southern orientation and maximum sunlight. This three-story apartment has a total area of 171.30 m<sup>2</sup> (according to coefficients 143.15 m<sup>2</sup>) and consists of the 1st floor, 2nd floor and roof terrace. On the 1st floor there is a sleeping area with 3 bedrooms and 2 bathrooms. The master bedroom has its own bathroom and the other two rooms share another bathroom. The main living area of the apartment is located on the 2nd floor and consists of an open space kitchen with a dining room and a living room with a total area of an impressive 49.8 m<sup>2</sup>. There is also a storage room / laundry room, a separate toilet and a large covered balcony (12.27 m<sup>2</sup>) with a view of the sea, from which an external spiral staircase leads to an even larger (22.1 m<sup>2</sup>) roof terrace with a beautiful panoramic view of Opatija and the whole Kvarner. On the level of the roof terrace, the apartment also has a large second storage room (28 m<sup>2</sup>). High-quality materials were used in the project, including aluminum windows, high security front doors, and a cooling and heating system using state-of-the-art heat pumps. An extremely pleasant and imaginative project is the work of a renowned Croatian architectural studio. In the courtyard of the building, the new owners of the apartment have 2 parking spaces at their disposal, which are a gift from the investor, as they are not included in the total area of the apartment or its final purchase price. Another big advantage is the fact that the project is sold directly by the investor and the buyer does not pay the real estate transaction tax of 3%! A very practical, luxurious and affordable property (3,915 EUR/m<sup>2</sup>) on the Opatija Riviera with an excellent position for everyday life or as an investment for the purpose of tourist rental. The apartment will be ready for occupancy in December 2024 at the latest. Shops, supermarkets - 100 m on foot Cafes, restaurants - 900 m / 2 minutes Coast and beach - 1.5 km / 3 minutes Center of Opatija – 2.5 km / 5 minutes Center of Rijeka – 7 km / 10 minutes Rijeka Airport - 35 km / 30 minutes Pula Airport - 90 km / 60 minutes Zagreb Airport - 180 km / 120 minutes Venice Airport - 200 km / 150 minutes The commission of the agency for the buyer is 3% + VAT. The commission covers all services related to the purchase and is paid only in the case of real estate purchase, upon the conclusion of the first legal act. Purchase price of the property: EUR 560,000.00 Intermediary fee (3.75%): EUR 21,000.00 Final total investment: EUR 581,000.00 ID CODE: 101-209

## Additional contact info

Reference Number: 647999  
Agency ref id: 101-209