

## Opatija, penthouse, blizina centra, pogled na Opatiju i Kvarner s vrha krova, 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  
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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, penthouse, blizina centra, pogled na Opatiju i Kvarner s vrha krova
Property for:	Sale
Property area:	545 m <sup>2</sup>
Floor:	3
Number of Floors:	3
Bedrooms:	4
Bathrooms:	3
Price:	2,450,000.00 €
Updated:	Oct 03, 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:	In preparation

### Description

Description: Near the center of Opatija, within easy reach of the famous promenade and Slatina, surrounded by natural greenery, there is a new building of modern design adapted to the terrain, standards and requirements of the new era. Penthouse on the last

third floor and the roof covers an area of 545.79 m<sup>2</sup> and offers us: living room with kitchen and dining room, three bedrooms, three bathrooms, wardrobe, hallway, toilet, large terrace, two balconies, staircase to the roof terraces, roof terrace, swimming pool, sun deck and storage on the roof, parking space 12.39 m<sup>2</sup>, parking space 12.50 m<sup>2</sup>, parking space 13.77 m<sup>2</sup>, all in the basement garage and parking space 12.50 m<sup>2</sup> in the garden. The space is heated and cooled by fan coils, the most modern heating and cooling systems that provide complete comfort, and the bathrooms also have underfloor heating. We get to this floor by elevator directly into the space, and of course there is also a staircase option. In front of us opens the central part intended for the living room, kitchen and dining room with access to a large covered terrace and a view of the sea. On the left and right side of the central part, there are bedrooms with bathrooms and each one has access to a balcony and a terrace that also offers a beautiful view of the sea. The feature of this space is the large glass surfaces that visually and practically connect us with the surrounding space, giving us a feeling of spaciousness, as well as the materials used on the floor and bathrooms. Going out to the roof terrace via the stairs from the living room opens up a spectacular view of Opatija, Rijeka, the islands, Kvarner, and in which surroundings we can cool off on the outdoor roof pool in an area completely protected from other views. The entrance to the garage and the garage as well as the surroundings of the building are covered by video surveillance. At the back of the building there is a communal outdoor pool. The surroundings of the building are decorated with Mediterranean greenery and plants. The first beaches of Opatija are located approx. 500 meters away, and the center itself is about a 15-minute walk away. In addition to summer comfort, beautiful beaches, restaurants, outdoor entertainment, summer cinema, this destination also offers us the possibility of skiing on Platka and other winter joys in winter, which is only about 35-40 minutes away by car from our location. Convince yourself of what is offered by coming to the property that is offered to you. For all information, contact the agent. The excellent connection of Opatija with Rijeka, Zagreb, Trieste, Vienna, Munich, Ljubljana makes this place exceptional for life as well as business. Allow us to show you this excellent property by calling: Eli Lovko 00 385 91 6133776 eli@kaiser-immobilien.hr ID CODE: 121-061

## Additional contact info

Reference Number: 647798  
Agency ref id: 121-061