

## Opatija - Luksuzan stan u novogradnji sa bazenom 360,38 m2, 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 novogradnji sa bazenom 360,38 m2
Property for:	Sale
Property area:	217 m <sup>2</sup>
Floor:	2
Number of Floors:	2
Bedrooms:	4
Bathrooms:	3
Balcony area:	62 m <sup>2</sup>
Terrace area:	58 m <sup>2</sup>
Price:	1,680,000.00 €
Updated:	Oct 14, 2024

### Condition

Built: 2023

### Location

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

### Permits

Building permit:	yes
Ownership certificate:	yes



### Additional information

Energy efficiency: In preparation

### Parking

Garage:	yes
Number of parking:	2

spaces:

## Description

Description:

Kaiser Immobilien puts this luxury apartment on the market near the very center of Opatija, which has a panoramic view of the sea and offers an ideal location close to all facilities, as well as cafes, restaurants and boutiques. It is located on the second floor of a modern, luxurious complex that boasts contemporary architectural lines that fit naturally into the environment. The spacious terrace is the perfect place to relax and enjoy a beautiful view of the sea. An additional highlight is the outdoor space, dominated by a heated swimming pool with a counter current system and a sunbathing area, surrounded by lush greenery and beautiful indigenous plants. This exceptional property is equipped with the highest quality finishes, the most advanced equipment and a selection of materials such as three-layer oak parquet, Schuco aluminum joinery with three-layer glass and electric external blinds. Additionally, we highlight the external carpentry with large sliding walls, heat pump underfloor heating and ventilated external facade. This apartment includes storage in the building and two secured garage parking spaces with direct elevator access from the underground garage. The apartment is located on the second floor and consists of a hallway, three bathrooms, three bedrooms, a storage room, a wardrobe, a study, a kitchen, a dining room and a living room with a total usable area of 139.74 m<sup>2</sup>, which includes a side part: a covered and an uncovered balcony. , total usable area 28.95 m<sup>2</sup>, and belongings: storage room, garden, pool machine room, swimming pool, greenery in the garden and parking space PM 12, total usable area 48.31 m<sup>2</sup>. The total useful value of the apartment area is 217.01 m<sup>2</sup>, which is 14/100 of the building as a whole. For all questions and a tour, please contact Agnetika. Tamara Lay mob: +385 99 4555 131 e-mail: [tamara@kaiser-immobilien.hr](mailto:tamara@kaiser-immobilien.hr) ID CODE: 109-128

## Additional contact info

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