

## Opatija, luksuzni stan s pogledom na more, Opatija, Flat



### Seller Info

Name: Sendi Vinski  
First Name: Sendi  
Last Name: Vinski  
Company Name: Sendi Real Estate  
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About us: SENDI REAL ESTATE d.o.o.  
Šetalište 13. divizije 21  
51000 Rijeka  
Reg No.: 135/2020

### Listing details

#### Common

Title: Opatija, luksuzni stan s pogledom na more  
Property for: Sale  
Property area: 107 m<sup>2</sup>  
Floor: 2  
Number of Floors: 3  
Bedrooms: 3  
Bathrooms: 2  
Balcony area: 25 m<sup>2</sup>  
Price: 718,500.00 €  
Updated: Oct 03, 2024

#### Condition

Newbuild: yes  
Built: 2024

#### Location

Country: Croatia

State/Region/Province: Primorsko-goranska županija  
City: Opatija  
City area: Opatija  
ZIP code: 51410

## Permits

Building permit: yes  
Ownership certificate: yes



## Additional information

Elevator: yes  
Energy efficiency: In preparation

## Parking

Garage: yes  
Number of parking spaces: 2

## Description

Description: This luxurious apartment, located on the second floor of a new building, offers spectacular views of the sea and the historic center of Opatija. With a balcony and a shared pool, the property provides a top-tier lifestyle, perfectly blending comfort and elegance. The apartment is situated close to various amenities such as cafes, restaurants, and boutiques, making it an ideal location for those seeking luxury and convenience in everyday life. The interior includes two bedrooms, each with its own bathroom and shower, an additional guest bathroom, as well as a spacious living room with a kitchen and dining area. This open space is perfectly connected to a large balcony, ideal for enjoying the panoramic sea view. The main feature of the living room is its open-concept design, with floor-to-ceiling windows allowing plenty of natural light, making the space bright and airy. The property is equipped with state-of-the-art heating and cooling systems, including underfloor heating and a fan-coil system with a heat pump in all rooms. Oriented towards the sea, the property is ideal for those who wish to enjoy the sun and the magnificent view. It also comes with additional amenities such as a basement storage room and two secured parking spaces. The total built area is 107.41 m<sup>2</sup>, of which 82.34 m<sup>2</sup> is interior space, 25 m<sup>2</sup> is the balcony, 3 m<sup>2</sup> is the storage room, and two garage parking spaces total 27.91 m<sup>2</sup>. Dear buyers, in accordance with the Real Estate Brokerage Act, property viewings are only possible with the signing of a Brokerage Agreement. According to the same, the buyer is obligated to pay an agency commission in the case of purchase. ID CODE: 2155

## Additional contact info

Reference Number: 649071

Agency ref id: 2155