



Code :	NAF2349
Location :	Opatija
Building size :	186 m2
Lot size :	0 m2
Distance from sea :	300 m
Number of rooms :	3
Year of built :	2024
Heating :	heat pump
Energy efficiency :	A+

Price :	1.250.000 €
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Makler-Courtage von 3% zzgl. den gesetzlichen Mwst ist bei Vertragsabschluss fällig.

## Attractive new apartments with breathtaking views

We would like to present you a dream apartment in Opatija and offer it for sale. Due to its location, view and equipment, this apartment is a real pearl in the range of luxury properties in Opatija. In addition to the first-class construction quality of the materials used, the location and the intelligent planning, these apartments are certainly also adorned with a fantastic view. This apartment is located on the 1st floor, has the designation A3 and has a net living area of

112 m2. The apartment includes an inviting 46.50 m2 covered terrace, which can be accessed directly from the living room and two parking spaces in the garage with a total of 25 m2.

The apartment is equipped with the latest technology and materials, such as: underfloor heating using a Daikin heat pump for underfloor heating and hot water preparation as well as a separate Daikin air conditioning system, control and management via mobile phone, Wikona aluminum sliding elements, high-quality Italian ceramics, multi-layer oak parquet suitable for underfloor heating, high-quality Italian sanitary facilities. Kolnoa brand burglar-proof entrance door with digital lock and thermal facial recognition. Filomuro brand room door.

CCTV cameras, garage opening via mobile phone or code.

Opatija, often called the Pearl of the Adriatic, has always been considered the cradle of Croatian tourism. Its transformation into a tourist destination began at the end of the 19th century and today it is known for its beautiful architecture, which is part of the Austro-Hungarian heritage and the result of the Viennese vision of Opatija as a health resort.

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