



Code :	NAF2362
Location :	Opatija
Building size :	261 m2
Lot size :	0 m2
Distance from sea :	600 m
Number of rooms :	4
Year of built :	2024
Heating :	Current (Electricity)
Energy efficiency :	A+

Price :	1.699.000 €
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Makler-Courtage von 3% zzgl. den gesetzlichen Mwst ist bei Vertragsabschluss fällig.

## Exclusive four-room apartment within walking distance of the center of Opatija

These two newly built multi-family villas offer you modern design, luxurious elegance and breathtaking views of the center of Opatija and the Adriatic coast.

Privacy and comfort are the key elements of these apartments. Thanks to the location in an oasis of peace, residents enjoy a sense of seclusion and peace while enjoying breathtaking views of the center of Opatija and the enchanting coast of the Adriatic.

With its modern architectural style and the finest materials, this new building sets new standards for luxury.

Each apartment is designed to offer unforgettable panoramic views from the spacious terraces.

Future owners of these apartments can enjoy an exceptional standard of living in the heart of Opatija, with incredible views that will enchant you again and again.

Here we offer you a four-bedroom duplex apartment on the second floor. The internal size of the apartment is 200 m2. Terraces/balconies have an additional 65 m2. This apartment also includes two garage parking spaces totaling 25 m2 and an outdoor parking space of 12.5 m2.

The apartment consists of 2 living rooms, 2 kitchens and 2 dining rooms, 4 bedrooms with en-suite bathrooms, 2 guest toilets and 5 balconies.

The apartment is designed so that it can be used as two residential units.

The heart of the apartment is in any case the spacious living room with kitchen and dining room. All bedrooms form a separate wing in the apartment, i.e. a quiet night area.

All balconies and terraces face south.

The building has a communal pool and an elevator.

High-quality construction and decoration that meet the high European standard;

Air recovery in all apartments with the option of filtering pollen and allergens Mosquito nets on all windows.

Video surveillance of the common areas and video intercom.

Sanitary items from Villeroy & Boch.

Aluminum joinery in brown color with three-layer IZO glass, which provides increased energy efficiency

The facade is a combination of the DEMIT system and a ventilated facade with large-format composite panel cladding.

Height from floor to ceiling is 260 cm.

Intelligent apartment management and access control to common parts of the building and garden, ABB Free@home.

Electrically operated aluminum blinds, brown.

Modern oak multi-layer parquet in larger dimensions.

Burglar and smoke-resistant entrance doors.

All built-in lighting in LED technology (building perimeter, garages and parking spaces, common rooms, storage rooms, bathrooms, loggias/terraces).

Elevator like OTIS® (electric, gearless and quiet with luxury cabin).

Partitions made of Knauf® W112 with improved sound insulation.

Energy-efficient heating and cooling through Toshiba fan coiler, optical cable, satellite TV.

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