





Code :	NAF2495
Location :	Opatija
Building size :	90 m2
Lot size :	0 m2
Distance from sea :	500 m
Number of rooms :	3
Year of built :	n/a
Heating :	Current (Electricity)
Energy efficiency :	processing

Price :	399.000 €

Makler-Courtage von 3% zzgl. den gesetzlichen Mwst ist bei Vertragsabschluss fällig.

SPACIOUS APARTMENT WITH PANORAMIC SEA VIEW – OPATIJA

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A charming 90 m² apartment is offered for sale, located on the first floor of a historic villa in a prime position just above the center of Opatija. All essential amenities (market, post office, seaside) are within a short walking distance.

The apartment benefits from a south/southeast orientation, ensuring abundant natural light throughout the day, along with a stunning panoramic view of the Kvarner Bay from most rooms, including the living room, balcony, kitchen, and master bedroom.

The layout includes two spacious bedrooms, a kitchen, a dining area connected to the living room, a bathroom, a storage/walk-in closet, and a hallway. High ceilings and large windows enhance the sense of space and elegance.

The apartment was fully renovated in 2001 (installations, plaster, joinery) and further upgraded in 2017, when a new kitchen was installed and original oak parquet floors were restored. The authentic wooden joinery has been preserved, adding to the property’s character.

Heating is provided via marble electric panels, air conditioning, and a functional traditional tile stove (wood heating option).

The property originally featured three bedrooms; one has been merged with the living area but can easily be converted back.

Additionally, the property includes a 16 m² auxiliary building (wood storage/shed, legally built before 1968) and access to a shared garden area (gazebo, seating area, barbecue).

The apartment does not include private parking, but a resident parking

permit is available, and there is an option to purchase a garage space nearby.

The building is quiet, with a small number of units, making it ideal for comfortable living or as an investment.

MEDIA CONCEPT d.o.o.
Zvančići 54 E, 51211 Matulji
Web: www.kroatien-exklusivimmobilien.com
Mail: info@media-concept.hr
Tel: +385 51 711 499 Mob: +385 91 22 31 194