



Code :	NAF2503
Location :	Opatija
Building size :	122 m <sup>2</sup>
Lot size :	0 m <sup>2</sup>
Distance from sea :	500 m
Number of rooms :	2
Year of built :	2026
Heating :	heat pump
Energy efficiency :	processing

**Price :** 950.000 €

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

## Luxurious penthouse on the 2nd floor of a maisonette villa.

Luxurious penthouse on the 2nd floor of a maisonette villa.

A high-end, modern apartment is offered for sale in a prime location with unobstructed sea views. This property stands out with its well-designed layout, spacious outdoor areas, and premium features, offering a level of comfort comparable to a private house.

The apartment is sold unfurnished. The price includes a custom-built kitchen equipped with high-end Miele appliances, as well as two fully fitted bathrooms.

Key features and equipment:

- 122 m<sup>2</sup> of interior living space
- Spacious terrace of approx. 60 m<sup>2</sup> with open panoramic sea views
- Private garden of approx. 115 m<sup>2</sup>
- 2 bedrooms
- 2 fully equipped bathrooms
- Open-plan living area (kitchen, dining, and living room)
- Underfloor heating via heat pump
- Central air conditioning (concealed within suspended ceilings)
- High-quality Schüco aluminum joinery with electric shutters
- Ceramic flooring throughout
- 2 private parking spaces
- Electric vehicle charging station

The upper floor is designed as a separate residential unit, offering a high level of privacy and comfort – comparable to that of a private home.

Each morning begins with breathtaking views of the endless horizon of the Kvarner Bay – an experience that truly defines this exceptional property.

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