



Code :	NAF2515
Location :	Opatija
Building size :	273 m <sup>2</sup>
Lot size :	0 m <sup>2</sup>
Distance from sea :	500 m
Number of rooms :	4
Year of built :	n/a
Heating :	heat pump
Energy efficiency :	processing

Price :	2.200.000 €
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Makler-Courtage von 3% zzgl. den gesetzlichen MwSt ist bei Vertragsabschluss fällig.

## Exclusive Penthouse with Rooftop Terrace, Jacuzzi and Panoramic Sea Views

OPATIJA - Exclusive Penthouse with Rooftop Terrace, Jacuzzi and Panoramic Sea Views

Luxury Living Just 4 Minutes' Walk from the Sea

Situated in one of Opatija's most prestigious residential locations, this exceptional penthouse in a modern new-build development offers the perfect blend of luxury, comfort, privacy and breathtaking sea views.

With an interior living area of 188.65 m<sup>2</sup> and an additional 84.82 m<sup>2</sup> of ancillary spaces, this outstanding property represents a unique opportunity on the Opatija real estate market.

Interior Layout - 188.65 m<sup>2</sup>

Entrance hall

Spacious open-plan living room, dining area and kitchen

3 bedrooms, each with its own en-suite bathroom

Guest toilet

Walk-in wardrobe

2 home office/study rooms

Balcony and terrace

Additional Areas - 84.82 m<sup>2</sup>

Basement Level

Storage room

3 garage parking spaces

1 outdoor parking space

Rooftop Terrace

Private rooftop terrace (50.20 m<sup>2</sup>)

Terrace WC

## Private Rooftop Oasis with Jacuzzi

The crown jewel of this property is the spectacular rooftop terrace featuring a jacuzzi and breathtaking panoramic views over the Adriatic Sea, Kvarner Bay and the Opatija Riviera.

The terrace offers ample space for:

- Sunbathing area
- Lounge furniture
- Outdoor dining
- Entertaining and relaxation

Access is provided via a private staircase directly from the apartment.

## Premium Features and Equipment

The property has been fitted with top-quality materials and state-of-the-art technology throughout:

- Heat pump system with fan-coil heating and cooling
- Aluminum exterior joinery with triple-glazed windows
- Superior thermal and acoustic insulation
- Security and fire-resistant entrance door
- High-end interior doors with contemporary design
- Premium ceramic tiles and flooring finishes
- Smart Home automation system
- Custom-made furniture and high-quality appliances
- Elegant Design and Exceptional Comfort

Floor-to-ceiling glass walls flood the interiors with natural light while showcasing stunning sea views from nearly every room. The sophisticated interior design combines functionality, elegance and comfort at the highest level.

The building is equipped with an elevator for maximum convenience.

A truly exceptional property for discerning buyers seeking luxury, privacy and one of the finest locations on the Opatija Riviera.

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