





Code :	NAF2550
Location :	Opatija
Building size :	115 m2
Lot size :	0 m2
Distance from sea :	100 m
Number of rooms :	2
Year of built :	2007
Heating :	underfloor heating
Energy efficiency :	processing

Price :	price on request €

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

Elegant Duplex Apartment with a Terrace and Panoramic Sea Views

Situated close to ACI Marina Ičići, this spacious duplex apartment enjoys open views of the sea and the islands of Kvarner Bay. Bright interiors, carefully selected materials and a minimalist design give the property a distinctive character, while the historic Villa Müntz and its park provide an attractive foreground to the coastal outlook.

The apartment occupies two levels, beginning on the second floor of a residential building. It offers a total area of 115.50 m², with a calculated area of 108.75 m².

The lower level comprises an entrance hall, a bedroom with an en-suite bathroom, a second bathroom, a kitchen, a dining area and a generous living room. Full-width sliding glass doors fill the living space with natural light and lead onto the terrace, creating a seamless connection between the interior and the sea beyond. The terrace offers an inviting setting for breakfast, leisurely afternoons and evenings overlooking the bay.

A striking spiral staircase in stone and stainless steel leads to the upper level, where a spacious bedroom and an additional hobby room offer comfort and flexibility.

White tones dominate the interior, complemented by stone, glass and stainless steel. Large-format polished stone flooring, a quartz-stone feature wall and exotic hardwood parquet in the bedroom add texture and individuality.

Selected features include:

- Schüco aluminium windows and full-width sliding glass doors in the living area
- Air conditioning and electric underfloor heating beneath the stone flooring
- A fully fitted kitchen with Miele appliances and a Faber extractor hood

- Bathrooms featuring Hansa fittings, Duscholux shower enclosures, and Porcelanosa finishes and sanitaryware
- Artemide designer lighting
- Tempered-glass internal doors with Dorma stainless-steel frames
- Glass balustrades and carefully coordinated finishing details.

According to the information provided, renovation works included replacement of the water, drainage and electrical installations, as well as renewal of the thermal insulation and waterproofing of the roof above the upper level. All rooms benefit from natural light and natural ventilation.

With its proximity to the sea and marina, inviting terrace, and layout featuring two bedrooms and two bathrooms, this property is an appealing choice for a permanent home or a stylish coastal retreat on the Opatija Riviera.

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