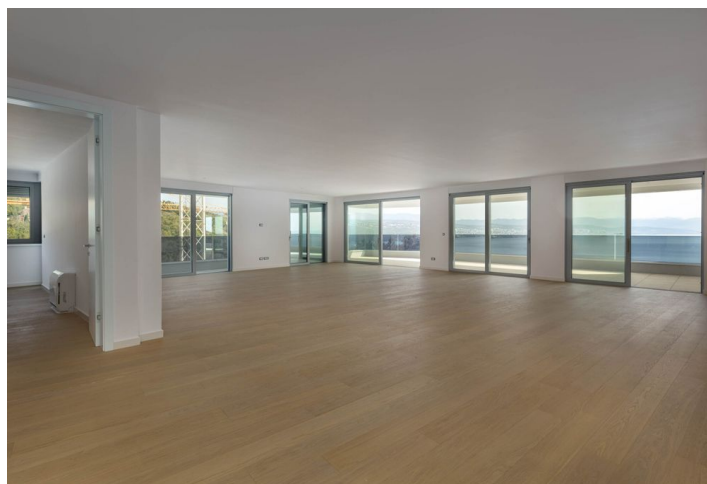




## Apartment Three-bedroom (4+kk)

€ 2 482 301 | CZK 62 132 000

240 m<sup>2</sup>, Opatija, Primorsky-Gorsko-Kotarská, Opatija





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€ 2 482 301 | CZK 62 132 000

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Total area	507 m <sup>2</sup>
Floor area*	240 m <sup>2</sup>
Terrace	267 m <sup>2</sup>
Parking	3 garage + 1 outdoor parking spaces
Garage	Yes
Cellar	Yes
PENB	G
Reference number	105352

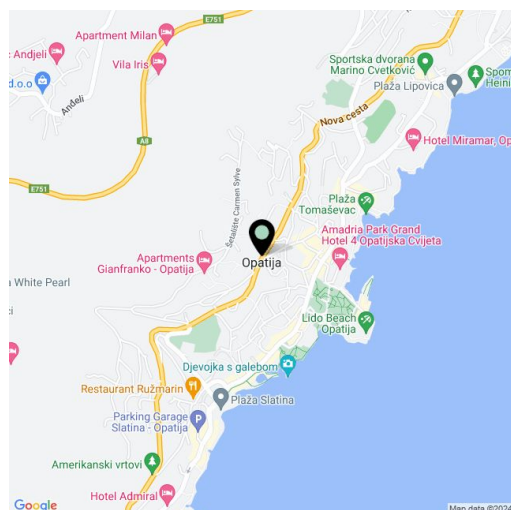
**This beautiful penthouse with a roof terrace and a private pool is located on the top floor of a new building and offers a stunning view of the sea and the center of the spa town of Opatija. The residence is situated in a natural location on a hill above the city, but at the same time within walking distance of local cafes, restaurants, boutiques, and the city beach.**

The 108 m<sup>2</sup> open space living room, kitchen, and dining area, lined with **large-format windows** bringing in plenty of sunlight, will immediately amaze you. The interior leads to a **covered roof terrace** that surrounds the apartment on the entire north, east, and south sides. The modern apartment also consists of 3 bedrooms with private bathrooms equipped with high-quality sanitary ware and another separate toilet. The dominant feature of this apartment, however, is the **large roof terrace with a swimming pool**, offering wonderful view of the surroundings. The apartment includes **3 garage spaces and 1 guarded outdoor space**.

Heating is ensured by underfloor heating, and cooling by means of fan-coil units located in all living rooms.

The coastal town of **Opatija** is a popular destination for society's elites and is considered the "Queen of Tourism." It is one of the most visited and most luxurious seaside places in Croatia and at the same time a traditional center of music, film, and gastronomic festivals. The nearest **airport in Rijeka** is 40 km away.

Floor area 240 m<sup>2</sup>, terraces 267 m<sup>2</sup>.



\* Area of the unit according to the Civil Code. The area consists of the sum total area of the entire unit bounded by perimeter walls.



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