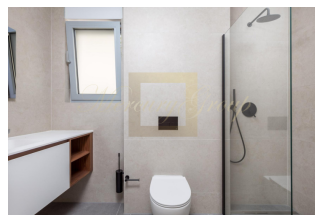




**Opatija, a modern three-room apartment of 119 m2 in a new building**

*Croatia, Kvarner*

<b>Price:</b>	<b>€ 686 500</b>
<b>Object type</b>	Apartment
<b>Market</b>	New building
<b>Year built</b>	2024
<b>Bedrooms</b>	2
<b>Number of rooms</b>	2
<b>Area</b>	119 m2
<b>Category</b>	For sale



Three-room apartment with a closed area of 81.45 m2 located on the ground floor. It consists of a hallway, toilet, living room, kitchen with dining room, 2 bedrooms and 2 bathrooms. It has a terrace, a garden, 2 storage rooms and 2 parking spaces. Total calculated NKP 118.54 m2.

**About the project:**

A superb residential building that offers modern design, luxurious elegance and a stunning view of the center of Opatija and the Adriatic Sea.

Privacy and comfort are the key elements of this project. Thanks to its location in a peaceful oasis, residents will enjoy a sense of isolation and peace.

The project sets new standards of luxury with its modern architectural style and the finest materials. Each apartment is designed to offer an unforgettable panoramic view from the spacious terraces. It will provide future tenants with an extraordinary standard of living in the heart of Opatija, with incredible views.

**Characteristics:**

- Air recovery in all apartments with the possibility of filtering pollen and allergens
- Mosquito nets on all openings
- Video surveillance of common areas and video intercom
- Shared gym and wellness area



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- Villeroy & Boch sanitary ware
- Aluminum carpentry in brown color with three-layer IZO glass that provides increased energy efficiency
- The facade is a combination of the DEMIT system and a ventilated facade covered with large-format composite panels
- Height from floor to ceiling 260 cm
- Smart apartment management and access control to common parts of the building and garden, ABB Free@home
- Electrically operated aluminum blinds in brown color
- Modern oak multilayer parquet, larger dimensions
- Entrance door anti-burglary and anti-smoke
- All built-in lighting in LED technology (building environment, garages and parking lots, common areas, storerooms, bathrooms, loggias/terraces)
- Elevator as OTIS (electric, gearless and silent with luxury cabin)
- Partition walls in the Knauf W112 system with reinforced sound insulation
- Floor heating in all rooms
- Energy efficient heating and preparation of hot water through heat pumps

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