



**OPATIJA, LUXURIOUS APARTMENT WITH GARDEN, SWIMMING POOL AND SEA VIEW IN TOP NEW BUILDING**

*Croatia, Kvarner*

<b>Price:</b>	<b>€ 800 000</b>
<b>Object type</b>	Apartment
<b>Market</b>	New building
<b>Year built</b>	2023
<b>Bedrooms</b>	3
<b>Number of rooms</b>	3
<b>Area</b>	157 m2
<b>Category</b>	For sale



For sale is a beautiful two-story apartment 3 bedrooms + living room, with its own garden, private pool and sea view, in a superb new building in an excellent location only 20 m away from the sea!

The apartment is located in a superb new building, and it is only 20 meters from the sea and a ten-minute walk from the center of Opatija with all the necessary facilities.

APARTMENT S1 • apartment type: two-story (ground floor, first floor)

- 3 bedrooms, 2 bathrooms, 1 toilet
- total area of the apartment: 296.34 m2
- total net area of the apartment: 157.09 m2
- terrace area: 35.53 m2
- garden area: 111.54 m2
- 2 garage parking spaces: 15 m2
- storage room: 4.40 m2
- own pool

This beautiful apartment is designed for maximum comfort and luxury. On the lower floor, you have at your disposal an entrance hall, a toilet, a luxurious living room with a kitchen and a dining room with access to a spacious terrace with a pool and a garden. An internal staircase leads you to the first floor where there is a hallway, a master bedroom with its own bathroom, a wardrobe and access to the garden, another bedroom with its own bathroom, and another slightly smaller room with a separate bathroom. But what makes this apartment special is the beautiful garden and terrace with a swimming pool - an ideal place to spend time with family and friends.

In addition, the apartment has 2 garage parking spaces and a spacious storage room, which provides you with



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additional practicality.

EQUIPMENT • underfloor heating and fan-coil system on a heat pump

- high-quality ALU exterior joinery
- anti-burglary entrance door
- video intercom
- 2 garage parking spaces
- own garden with private pool

PEARL RESIDENCES OPATIJA The exclusive housing project "Pearl Residences Opatija" is located in an exceptional location near the center of Opatija, directly next to the sea and with a unique view of the entire Kvarner Bay and ACI marina IČIĆI.

The building consists of four above-ground floors - ground floor, first and second floor, and an attic with a roof terrace, which houses a total of ten spacious luxury apartments of a high standard and equipment. All apartments are oriented towards the sea with a fascinating view of ACI Marina Ičići and have a lot of sunlight.

The residential building has a total of sixteen parking garage spaces available, from the garage you can take the elevator directly to the floor of each apartment. There are also storage rooms for each residential unit on the ground floor and basement level. Likewise, larger apartments on the ground floor and apartments on the second floor have a large garden with their own pool.

#### LOCATION

The complex is located in an extremely attractive location near Opatija, only 20 m away from the sea, the first city beach and the Lungomare promenade, with access from the main street Maršala Tita. All important facilities for housing are 100 to 500 m away - shop, kindergarten, school, health center, sports fields, cafes, restaurants, ACI Marina and the center of the city of Opatija.

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