

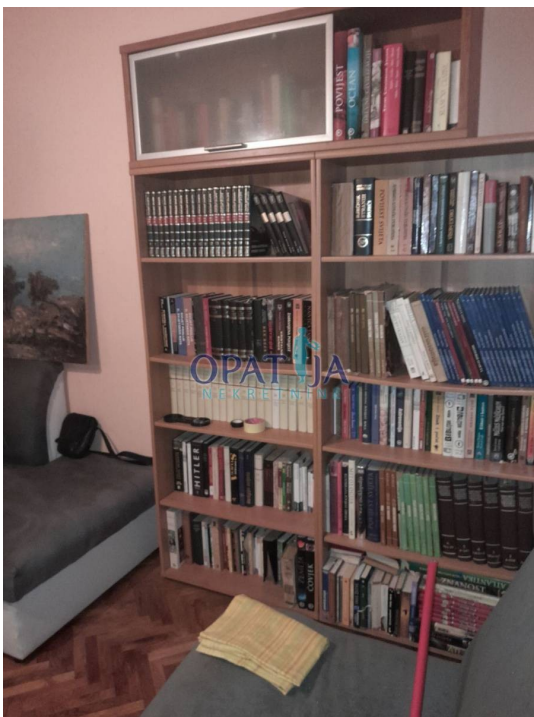
## ISTRIA ADRIA

Pot za Brdom 102, 1000 Ljubljana

e-mail: [info@istria-adria.com](mailto:info@istria-adria.com)

web: [istria-adria.com](http://istria-adria.com)

info: +386 59 200 071



<b>Code :</b>	11305
<b>Location :</b>	Opatija
<b>Building size :</b>	66 m2
<b>Garden size :</b>	0.00 m2
<b>Floor :</b>	1
<b>Number of floors :</b>	2
<b>Number of bedrooms :</b>	2
<b>Number of rooms :</b>	3
<b>Number of bathrooms :</b>	1
<b>Number of toilets :</b>	1
<b>Air conditioning :</b>	Yes
<b>Energy efficiency :</b>	Not specified
<b>Year of construction :</b>	1984

**Price :** 245.000 €

On the first floor of a well-maintained residential building, just a short walk from the center of Opatija, a spacious and bright two-bedroom apartment with a living room is for sale. The apartment features a 4 m<sup>2</sup> loggia offering an open sea view and a storage room on the ground floor of the building. With preserved wooden carpentry, a practical layout, and parking available for residents in the courtyard (not in ownership), it is comfortable and functional for everyday living. The apartment requires light renovation and replacement of louvered shutters. Located in a quiet area surrounded by greenery, the apartment is only 750 m from the sea and the famous Lungomare promenade. Nearby forest paths invite morning walks and recreation, while in just a few minutes by stairs you reach the very center – Opatija Market, cafés, restaurants, hotels, beaches, and the Lungomare. Opatija offers a rich cultural and social life throughout the year: the Gervais cinema with theater performances, the Summer Stage, beautiful parks and beaches, while in the vicinity there are kindergartens, primary and secondary schools, a private school, playgrounds, tennis courts, and the renowned Thalassotherapy health center with a SPA. This apartment is ideal for those who value peace and greenery, yet want to be just steps away from the vibrant heart of Opatija. For viewing and further information, please contact licensed agent Gordana Rabak at +385 32 384 5410, available also via WhatsApp, Viber, and Messenger; e-mail: [gordana@opatijanekretnine.info](mailto:gordana@opatijanekretnine.info)