

ISTRIA ADRIA

Pot za Brdom 102, 1000 Ljubljana

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Code :	15761
Location :	Opatija
Building size :	185 m ²
Garden size :	0.00 m ²
Distance from sea :	250 m
Floor :	1
Number of floors :	3
Number of bedrooms :	2
Number of rooms :	2
Number of bathrooms :	3
Seaview :	Yes
Parking :	Yes
Air conditioning :	Yes
Energy efficiency :	Not specified

Price : 985.000 €

For sale is an attractive and spacious two-level apartment with a total area of 185 m², located in a historic building just 250 meters from the sea.

On the first floor, which covers 55 m², there is a space designated for a living room and kitchen, a bedroom, and a bathroom, making it suitable for conversion into a separate apartment for tourist or long-term rental. The upper level consists of a large living room with a kitchen and dining area that opens onto a balcony with a sea view. A hallway leads to two bedrooms, each with its own bathroom, as well as a separate guest toilet.

The apartment was completely renovated a few years ago, with the roof and facade, bathrooms, and all electrical and plumbing installations being updated. High-quality materials were used in the interior, including premium ceramic tiles and solid bamboo flooring.

Heating is provided through an electric system, and each room has its own air conditioning unit. For added comfort, underfloor heating has been installed in the bathrooms.

The property has its own separate entrance, a designated parking space, and a garden of 150 m², located just a few steps from the apartment.

The attractive location in the center of Opatija, proximity to the sea, views, spaciousness, and adaptability make this property an excellent choice for living, tourist rental, or investment.

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For more information and to schedule a viewing, please