

ISTRIA ADRIA

Pot za Brdom 102, 1000 Ljubljana

e-mail: info@istria-adria.com

web: istria-adria.com

info: +386 59 200 071



Code :	08886
Location :	Opatija
Building size :	101 m ²
Garden size :	0.00 m ²
Distance from sea :	500 m
Floor :	2
Number of floors :	2
Number of bedrooms :	3
Number of rooms :	4
Number of bathrooms :	2
Air conditioning :	Yes
Energy efficiency :	Not specified
Year of construction :	1988
Year of adaptation :	2015

Price : 365.000 €

Sunny apartment with a sea view, parking space, within walking distance to the center of Opatija, the sea, and the beach — ready for immediate move-in and a perfect opportunity for those looking to enjoy life in Opatija!

The apartment is in an exceptional location, just 300 meters from the sea, the first beach, and the Lungo Mare promenade. It takes less than 10 minutes of a pleasant walk along the beautiful seaside promenade to reach the center of Opatija.

It is situated on the second and last floor of a building constructed in 1990, which contains only three apartments. Although the building has just a few apartments, the yard and the apartment are under video surveillance, ensuring security and privacy. The apartment has its own separate entrance and occupies the entire floor, with a total living area of 101.20 m². It consists of three bedrooms, one of which has its own bathroom and walk-in closet, an additional bathroom, a living room, a kitchen with a pantry, a dining room, a hallway, and a covered balcony with an awning (8.30 m²). The balcony faces south, offering a beautiful sea view, and is accessible from both the living room and the dining room.

The total surface area of the apartment, including the balcony, is approximately 110 m². The apartment also includes a parking space, a 120 m² yard, a storage room, and a basement shared by all residents.

The apartment is tidy, well-maintained, and has been renovated over the years. A major renovation, including all installations, was

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carried out about 10 years ago, while the most recent updates were made 2 years ago (new furniture in one of the bedrooms, renovation of one bathroom, and new appliances such as a stove, dishwasher, and washing machine).

The apartment has two air conditioning units (one in the living room and one in the hallway) for additional comfort throughout the year. In addition, it is equipped with a pellet stove in the living room, creating a cozy atmosphere during the rare winter days in Kvarner. Heating is provided by central gas heating. The apartment is fully furnished and equipped and is being sold as such.