



## Apartment One-bedroom (2+1)

€ 420 000 | CZK 10 510 500

60.44 m², Opatija, Istrie





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|                  |                        |
|------------------|------------------------|
| Total area       | 100 m²                 |
| Floor area*      | 60 m²                  |
| Terrace          | 40 m²                  |
| Parking          | 1 garage parking space |
| Cellar           | -                      |
| PENB             | G                      |
| Reference number | 43380                  |

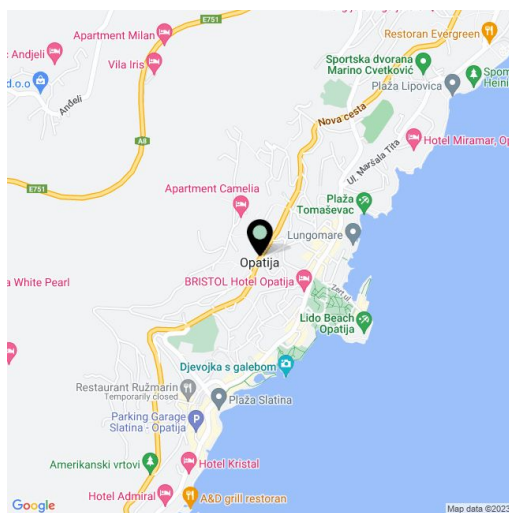
This apartment with 2 bedrooms, a swimming pool, guarded parking, and above all a terrace with private pool is located in the ground floor of a recently completed house with 6 units. The building stands right on the famous Opatija Riviera, once frequently visited by the Viennese nobility. This project is in the final phase of the construction and the handover of the apartments in this development is planned for Q3.2022.

The apartment consists of a living room with a kitchen, dining area, and access to a **southeast-facing terrace with a swimming pool**, 2 bedrooms, 2 bathrooms, a separate toilet, and an entrance hall. The apartment also comes with a large storage space.

The house boasts an impressive **modern design**. Facilities include **air-conditioning**, underfloor heating, high-quality **Schüco** windows, **Geberit** sanitary ware, and a video intercom.

The advantages of the location include, firstly, **immediate proximity to the sea** and last but not least the comfort of a traditional **spa town** with cafes with outdoor seating and restaurants offering local **culinary specialties**. Opatija is also home to several **beautiful parks**.

Interior 60.44 m², terrace 39.83 m², parking space 12.95 m².



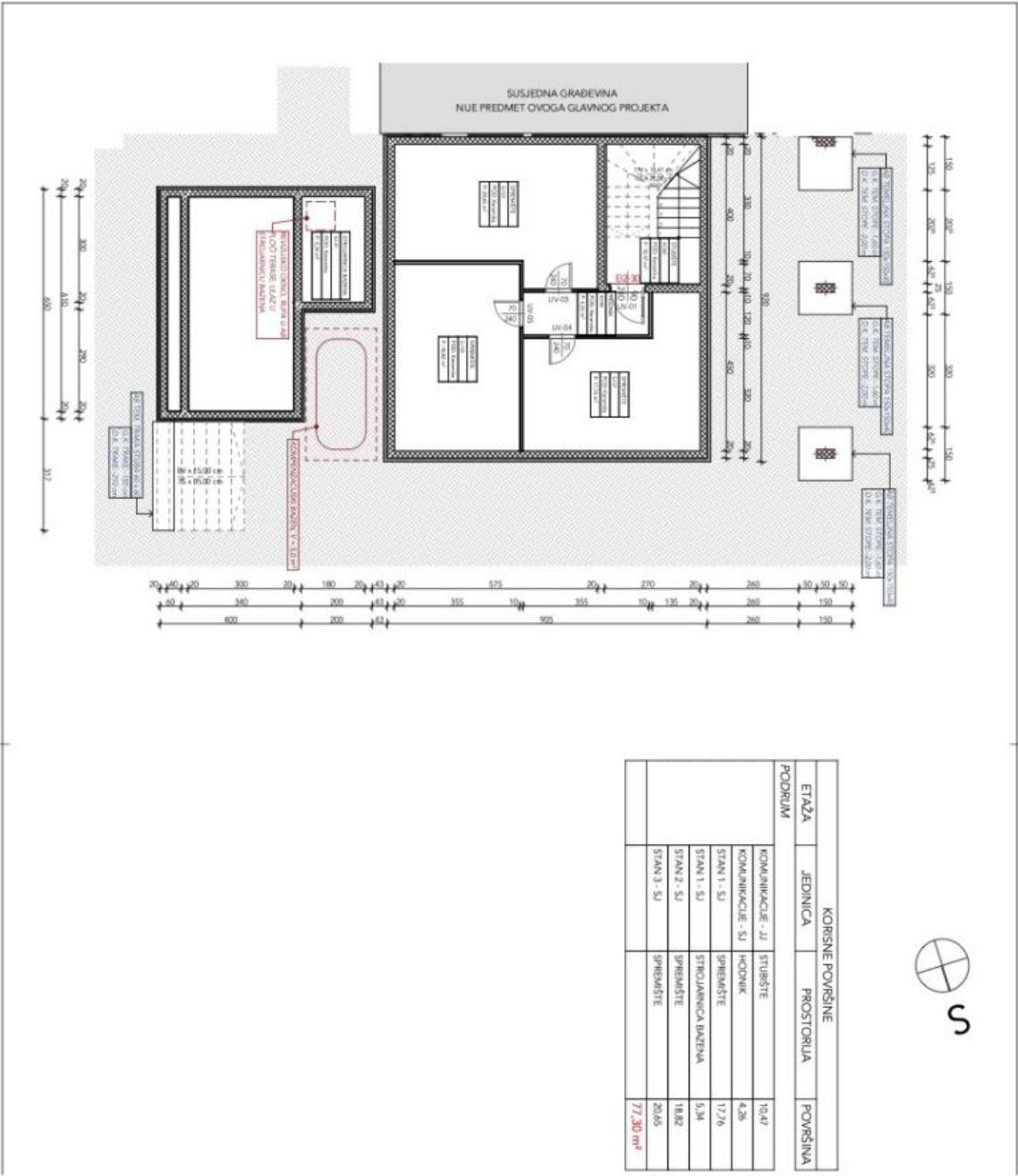
\* Area of the unit according to the Civil Code. The area consists of the sum total area of the entire unit bounded by perimeter walls.



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