svoboda&williams | CHRISTIE'S INTERNATIONAL REAL ESTATE

Apartment Three-bedroom (4+kk)

109.5 m², Opatija, Istrie

€ 730 000 | CZK 18 472 650







Svoboda & Williams s.r.o.
info@svoboda-williams.com
www.svoboda-williams.com

Prague
+420 257 328 281
+420 724 551 238

Brno
+420 543 250 711
+420 724 551 238

Bratislava
+421 948 939 938

PDF created
29. 03. 2024, 09:30

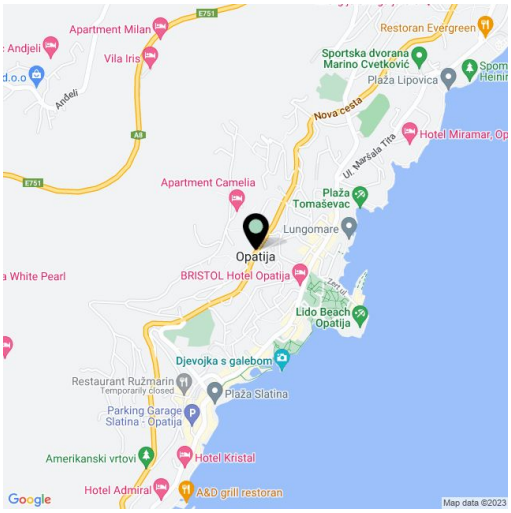
svoboda&williams | CHRISTIE'S INTERNATIONAL REAL ESTATE

Apartment Three-bedroom (4+kk)

109.5 m², Opatija, Istrie

€ 730 000 | CZK 18 472 650

Total area	181 m²
Floor area*	110 m²
Balcony	33 m²
Terrace	38 m²
Parking	2 parking spaces
Cellar	-
PENB	G
Reference number	43381



* 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.

This spacious apartment with 3 bedrooms, 3 balconies, and an amazing roof terrace with a pool and gorgeous views is located in a new apartment building with 6 units. The modern building with parking stands directly on the sunny riviera in the spa town of Opatija.

The 2nd floor apartment consists of a living room with a kitchen, dining area, and **access to a southeast-facing 30-meter balcony,** 3 bedrooms (2 with a small **balcony**), 2 bathrooms, 2 separate toilets, a dressing room, and a foyer. A staircase leads to a **roof terrace with a private pool, solarium, and sea views.**

The building boasts an impressive modern design. Facilities include **air-conditioning**, underfloor heating, high-quality **Schüco windows, Geberit** sanitary ware, and a video intercom. The apartment comes with **2 parking spaces.**

The sea is literally a few steps away from the apartment, and all the comforts of a traditional spa town are within easy reach: cozy cafes with outdoor seating, shops, and gourmet restaurants offering local culinary specialties. Opatija is home to several **beautiful parks.**

Interior 109.5 m², balconies total 32.98 m², terrace 38.27 m², parking space 2x 13.5 m².

Svoboda & Williams s.r.o.
info@svoboda-williams.com
www.svoboda-williams.com

Prague
+420 257 328 281
+420 724 551 238

Brno
+420 543 250 711
+420 724 551 238

Bratislava
+421 948 939 938

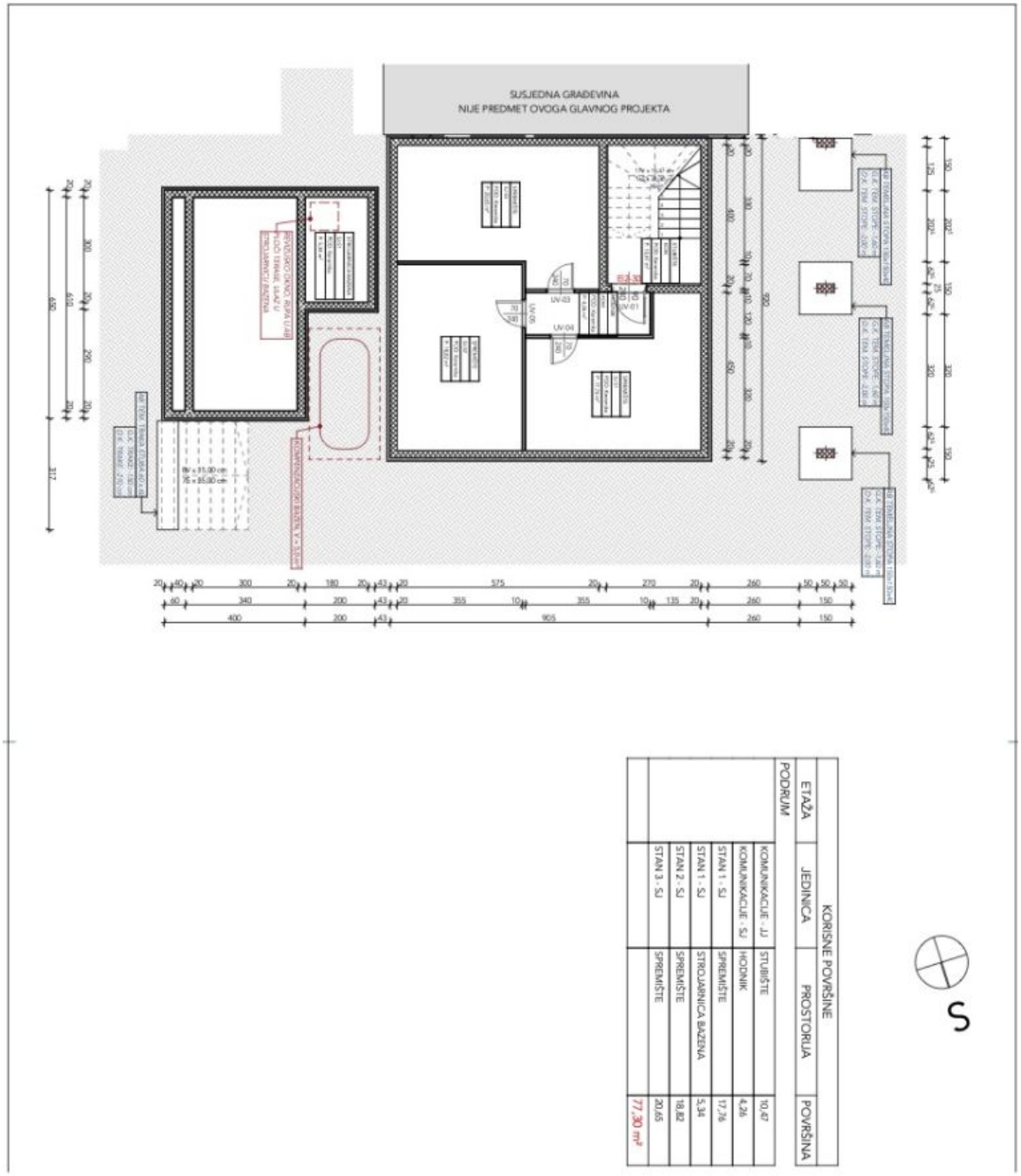
PDF created
29. 03. 2024, 09:30

svoboda&williams | CHRISTIE'S INTERNATIONAL REAL ESTATE

Apartment Three-bedroom (4+kk)

109.5 m², Opatija, Istrie

€ 730 000 | CZK 18 472 650



KORISNE POVRŠINE			
ETAŽA	JEDINICA	PROSTORIJA	POVRŠINA
PODRUM	KOMUNIKACIJE - JJ	STUBIŠTE	10,47
	KOMUNIKACIJE - SJ	HODNIK	4,26
	STAN 1 - SJ	SPREMIŠTE	17,76
	STAN 1 - SJ	STROJARNICA BAZENA	5,34
	STAN 2 - SJ	SPREMIŠTE	18,82
	STAN 3 - SJ	SPREMIŠTE	20,65
			77,30 m²

Svoboda & Williams s.r.o.
info@svoboda-williams.com
www.svoboda-williams.com

Prague
+420 257 328 281
+420 724 551 238

Brno
+420 543 250 711
+420 724 551 238

Bratislava
+421 948 939 938

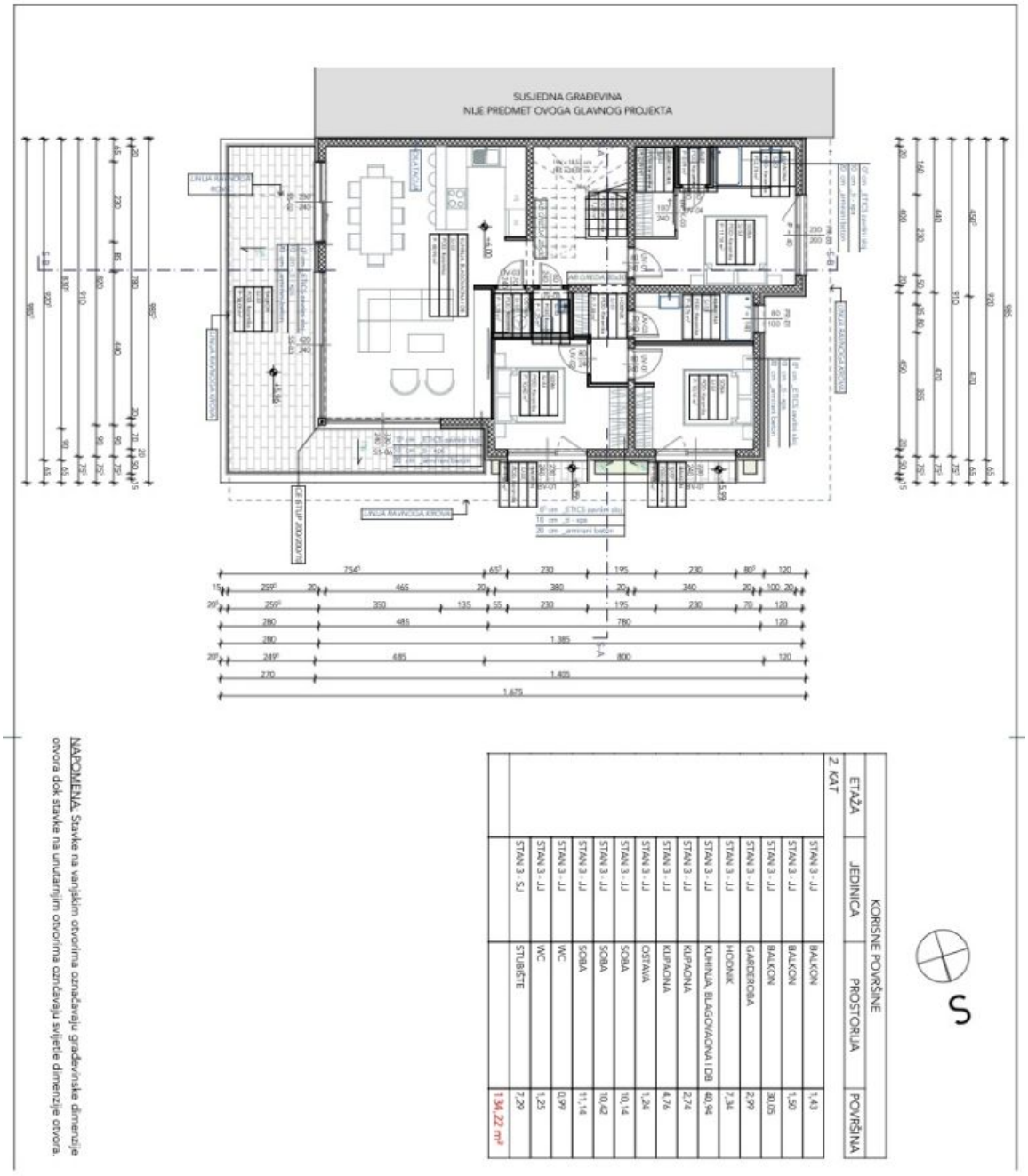
PDF created
29. 03. 2024, 09:30

svoboda&williams | CHRISTIE'S INTERNATIONAL REAL ESTATE

Apartment Three-bedroom (4+kk)

109.5 m², Opatija, Istrie

€ 730 000 | CZK 18 472 650



ETAŽA	JEDINICA	KORISNE POVRŠINE PROSTORIJA	POVRŠINA
2. KAT			
	STAN 3 - JJ	BALKON	1,43
	STAN 3 - JJ	BALKON	1,50
	STAN 3 - JJ	BALKON	30,05
	STAN 3 - JJ	GARDEROBA	2,99
	STAN 3 - JJ	HODNIK	7,34
	STAN 3 - JJ	KUHINJA, BLAGOVAONA I DB	40,94
	STAN 3 - JJ	KUPAONA	2,74
	STAN 3 - JJ	KUPAONA	4,76
	STAN 3 - JJ	OSTAVA	1,24
	STAN 3 - JJ	SOBA	10,14
	STAN 3 - JJ	SOBA	10,42
	STAN 3 - JJ	SOBA	11,14
	STAN 3 - JJ	WC	0,99
	STAN 3 - JJ	WC	1,25
	STAN 3 - SJ	STUBIŠTE	2,29
			134,22 m²

Svoboda & Williams s.r.o.
info@svoboda-williams.com
www.svoboda-williams.com

Prague
+420 257 328 281
+420 724 551 238

Brno
+420 543 250 711
+420 724 551 238

Bratislava
+421 948 939 938

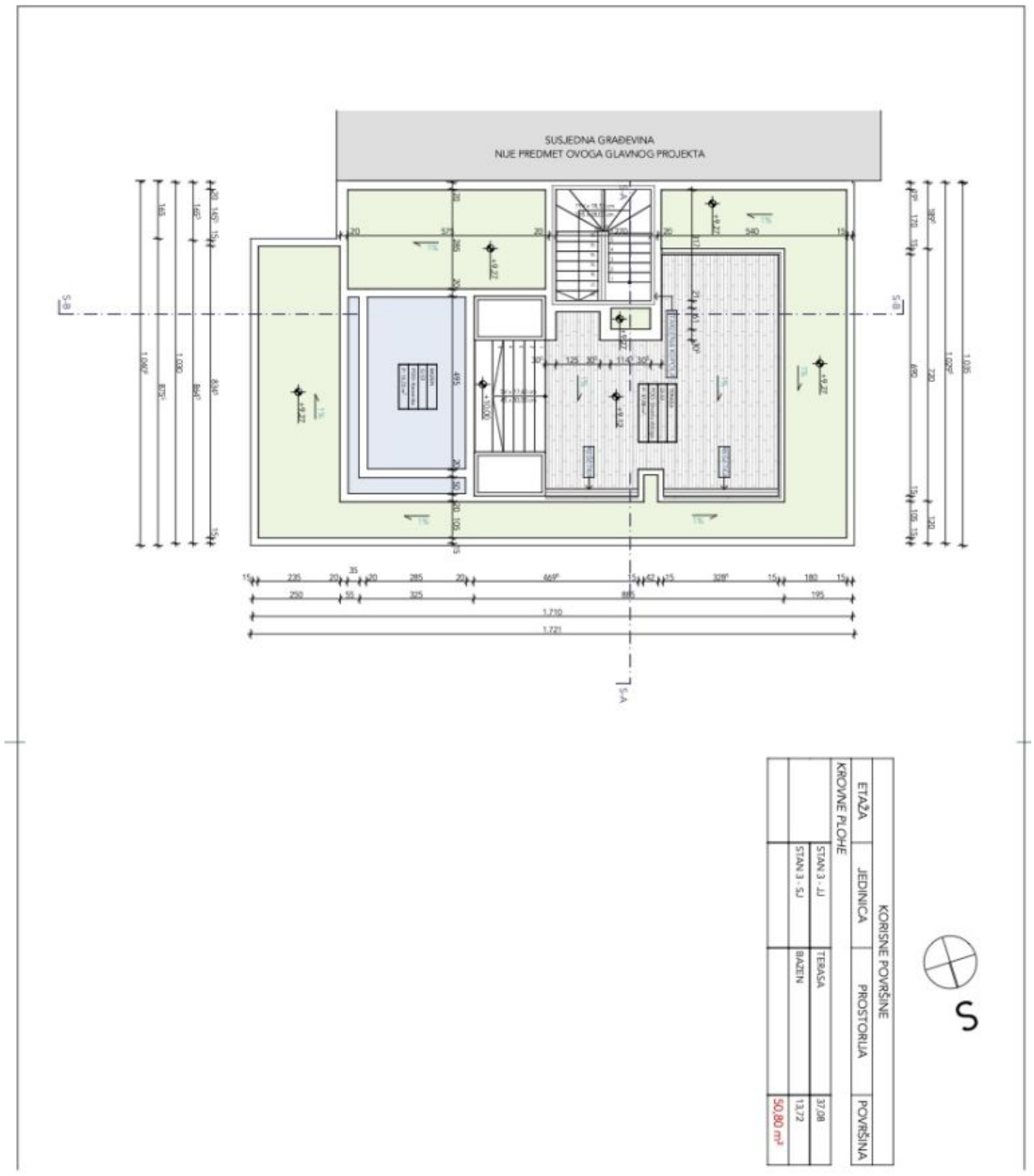
PDF created
29. 03. 2024, 09:30

svoboda&williams | CHRISTIE'S INTERNATIONAL REAL ESTATE

Apartment Three-bedroom (4+kk)

109.5 m², Opatija, Istrie

€ 730 000 | CZK 18 472 650



Svoboda & Williams s.r.o.
info@svoboda-williams.com
www.svoboda-williams.com

Prague
+420 257 328 281
+420 724 551 238

Brno
+420 543 250 711
+420 724 551 238

Bratislava
+421 948 939 938

PDF created
29. 03. 2024, 09:30