

# Apartment

## Volosko, Opatija, Kvarner



<b>Ref</b>	RE-U-27953
<b>Type</b>	Apartment
<b>Region</b>	Kvarner › Opatija
<b>Location</b>	Volosko, Opatija
<b>Front line</b>	No
<b>Sea view</b>	Yes
<b>Distance to sea</b>	350 m
<b>Floorspace</b>	227 sqm
<b>No. of bedrooms</b>	3
<b>No. of bathrooms</b>	3
<b>Price</b>	Price upon request

# Apartment

## Volosko, Opatija, Kvarner



Unique duplex penthouse in a luxurious new building in Opatija 350 meters from the sea, with astonishing sea views!

For sale in Opatija is an exclusive, fully furnished property—an extraordinary penthouse perched above the city, boasting a breathtaking panoramic vista of the sea. Spanning two floors, this lavish residence features a sprawling open-concept living room with a kitchen and dining area on the first floor, covering an expansive 227m<sup>2</sup>. Expansive sliding glass panels bathe the interior in natural light, providing unobstructed views of the azure sea from every vantage point.

The living room seamlessly connects to an expansive covered terrace adorned with high ceilings and tasteful garden furniture—a perfect setting for relaxed evenings or entertaining guests. Also on this level, a guest bedroom with an ensuite bathroom and a convenient guest toilet with a laundry room further enhance the overall convenience.

Ascending to the upper floor, two bedrooms await, with the master bedroom commanding attention. This imposing space not only offers an unforgettable sunrise experience but also features a spectacular view. The master bedroom is complemented by a luxurious glass-enclosed bathroom and a private terrace that can be heated and transformed into a wellness and gym area.

The property comes equipped with intelligent built-in wardrobes and high-quality furnishings, including a kitchen that has seen minimal use. Renowned brands furnish the sanitary ware and household appliances, while underfloor heating ensures comfort throughout the year. The master bedroom boasts a spacious walk-in closet, adding an extra layer of practicality and luxury.

With three parking spaces at its disposal, the penthouse is situated in a tranquil cul-de-sac within a high-quality neighborhood, ensuring privacy and serenity. Currently representing the most compelling penthouse offering in the Opatija market, the property also holds the potential for a rooftop swimming pool and an additional terrace—customizable to one's preferences.

This residence presents a unique opportunity to live in a property that seamlessly combines luxury, comfort, and unparalleled views of the Adriatic Sea.

Overall additional expenses borne by the Buyer of real estate in Croatia are around 7% of property cost in total, which includes: property transfer tax (3% of property value), agency/brokerage commission (3%+VAT on commission), advocate fee (cca 1%), notary fee, court registration fee and official certified translation expenses. Agency/brokerage agreement is signed prior to visiting properties.

# Apartment

## Volosko, Opatija, Kvarner



Average price/m<sup>2</sup> of this type  
in this region:  
4937 €

Median price/m<sup>2</sup> of this type  
in this region:  
4907 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
4486 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
4167 €

# Apartment

Volosko, Opatija, Kvarner





# Apartment

## Volosko, Opatija, Kvarner



# Apartment

Volosko, Opatija, Kvarner





# Apartment

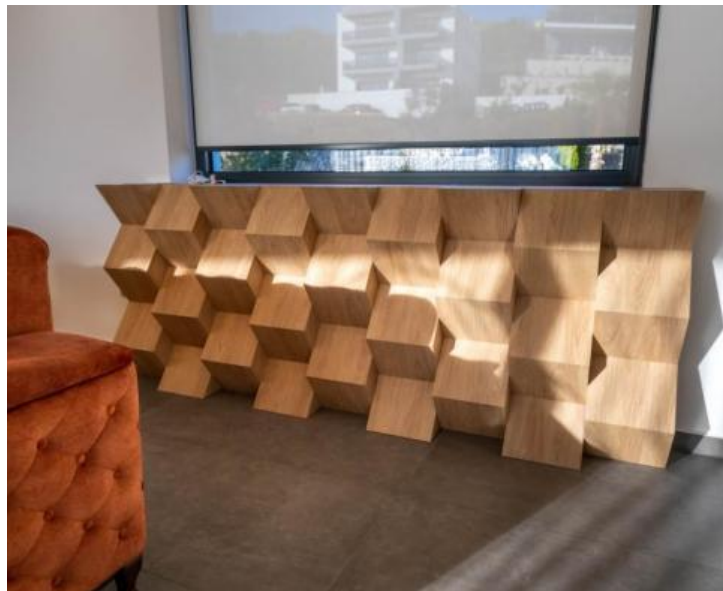
Volosko, Opatija, Kvarner



Tel: +385 91 357 3071 Viber, Whatsapp  
[info@adrionika.com](mailto:info@adrionika.com)  
[www.adrionika.com](http://www.adrionika.com)

# Apartment

Volosko, Opatija, Kvarner





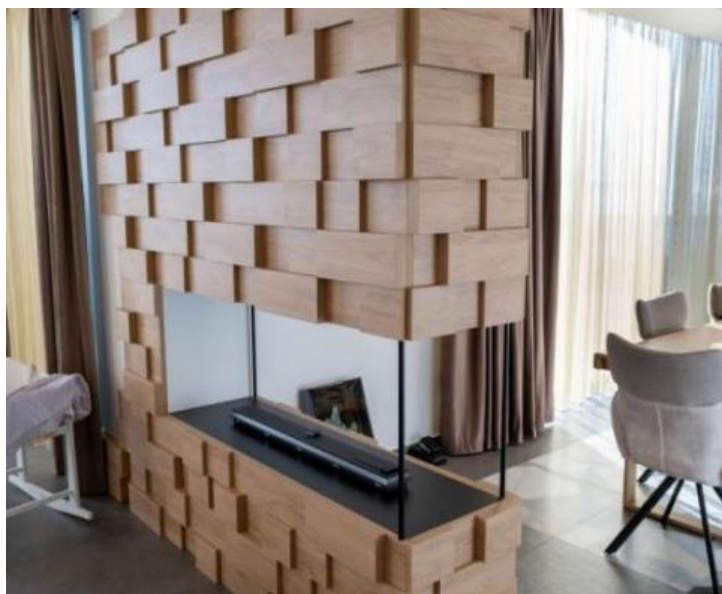
# Apartment

Volosko, Opatija, Kvarner



# Apartment

Volosko, Opatija, Kvarner





# Apartment

Volosko, Opatija, Kvarner



Tel: +385 91 357 3071 Viber, Whatsapp  
[info@adrionika.com](mailto:info@adrionika.com)  
[www.adrionika.com](http://www.adrionika.com)



# Apartment

Volosko, Opatija, Kvarner



# Apartment

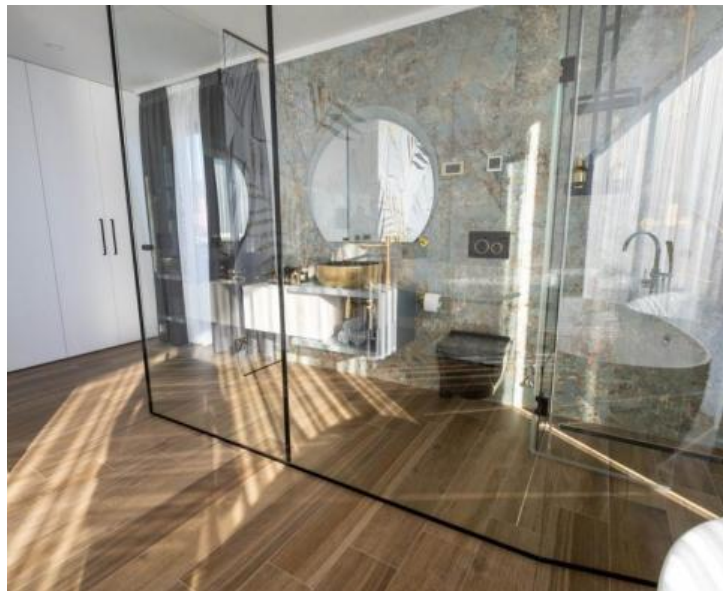
Volosko, Opatija, Kvarner





# Apartment

Volosko, Opatija, Kvarner





# Apartment

Volosko, Opatija, Kvarner



# Apartment

Volosko, Opatija, Kvarner

