

# Altum Capital

Residential property

## 4-room premium apartment with a terrace in the center of Portorož



Price 2 353 868 €

Area 186 m<sup>2</sup>

Location Slovenian coastline, Portorož, center

ALTUM CAPITAL presents a unique waterfront residence in the center of Portorož. Premium apartments for those seeking a waterfront location, privacy, and a prestigious location.

### Architecture and Structure of the Complex

The cascading composition along the natural slope creates spacious terraces with direct sea views. Panoramic glass walls fill the spaces with light and create a harmonious connection between the residential interior, the sea, and the open air.

The residence comprises six levels and seven separate apartments with open terraces overlooking the sea and the basement.

The basement features a seven-space garage, storage rooms, a bicycle storage room, and utility rooms.

An elevator connects all levels of the residence. Multiple entrances provide convenience and privacy. Green terraces create private outdoor areas and a natural screen from the road.

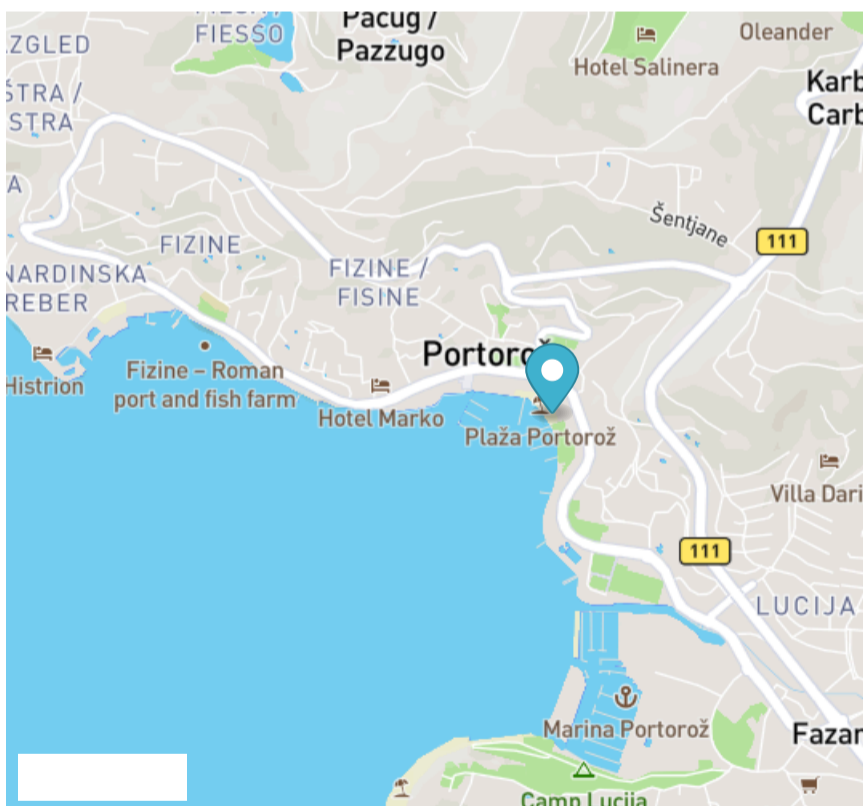
Completion date: Spring 2027.

### Engineering and Comfort Systems

- High energy efficiency rating
- Triple-glazed wood-aluminum windows
- Underfloor heating from an individual heat pump
- Electric blinds and canvas awnings on the terraces
- Multi-split air conditioning
- Central ventilation with air recovery
- Green roof

### First floor apartment of 186.3 m<sup>2</sup>

- Spacious living room with kitchen and dining area — 58.1 m<sup>2</sup>
- Three bedrooms, one with an en-suite bathroom
- Open terrace — 58.5 m<sup>2</sup>



- Two bathrooms
- Guest toilet, storage room, and utility room

### Price

- Apartment: €2,353,868 (VAT 22% included in the price)
- Parking: 36 €600

This exclusive residence in the heart of Portorož is a unique opportunity for those who appreciate a prestigious location, privacy, and panoramic views, as well as for those who view the purchase as a long-term investment with high potential for preservation and appreciation.

Discover the rhythm of life by the sea. Contact us for more information.



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