

# Altum Capital

Residential property

## Premium duplex penthouse with a large terrace in the center of Portorož



Price 2 878 712 €

Area 217 m<sup>2</sup>

Location Slovenian coastline, Portorož, center

### Investment overview

- Location: Portorož city center, Slovenian coast
- Type: Duplex penthouse with large terrace
- Suitable for: foreign investors / high-end buyers
- Liquidity: high
- Outdoor space: generous terrace with sea views

This premium duplex penthouse in the heart of Portorož offers an exceptional opportunity for investors seeking strong resale value, lifestyle appeal, and rental potential in a limited-supply luxury development on the Slovenian Adriatic coast.

### Description of the complex

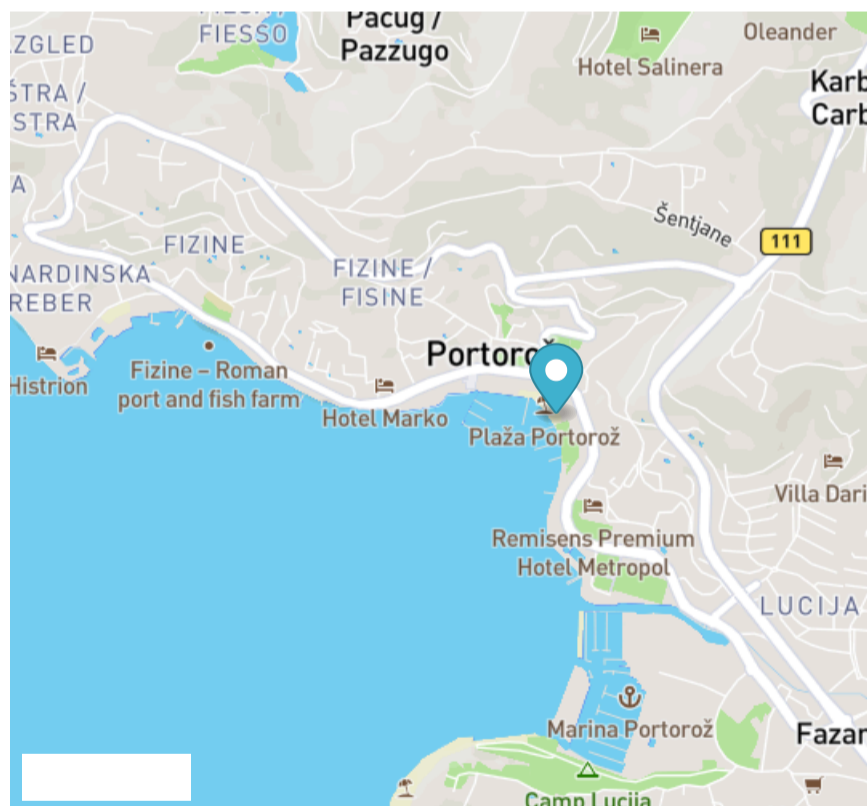
ALTUM CAPITAL presents a unique waterfront residence in the center of Portorož. The cascading composition along the natural slope creates spacious terraces with direct sea views. The residence comprises six levels and seven separate apartments with open terraces overlooking the sea and the basement.

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: Spring 2027.

### Object specifics

- Duplex penthouse of 217.1 m<sup>2</sup> on the 3rd and 4th floors:
- Spacious living room with kitchen and dining area — 64.5 m<sup>2</sup>
  - Three bedrooms, one with an en-suite bathroom
  - Two bathrooms and guest toilet



- Big open terrace — 82.9 m<sup>2</sup>
- Storage room and utility room
- Preparation for a summer kitchen and jacuzzi

**Price:**

- Apartment: €2,878,712 (VAT 22% included)
- Parking: €36,600

High-end finishes, abundant natural light, and thoughtful layout create a luxurious living experience. Panoramic terrace views add lifestyle value and rental appeal.

## Why this property is attractive

- Panoramic sea views and extensive outdoor space
- Spacious layout suitable for family living or luxury rental
- High-quality finishes and modern fixtures
- Rare penthouse position in a small, exclusive development
- Proximity to beaches, marina, cafés, and urban amenities

## Rental potential

Portorož remains one of Slovenia's most sought-after coastal destinations with strong demand for premium properties, both for holiday lets and year-round residence. Properties with sea views and large terraces consistently show high occupancy and strong pricing resilience. Investors can benefit from both capital appreciation and attractive rental prospects.

## Conclusion

This premium duplex penthouse in Portorož represents a rare investment opportunity combining luxury living, strong market fundamentals, and high appeal for both lifestyle buyers and investors. Contact ALTUM CAPITAL to arrange a viewing and secure your stake in this exclusive coastal property.

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