

## OPATIJA, penthouse s pogledom na more i krovnom terasom s bazenom (S3), Opatija, Flat



### Seller Info

Name: Smart Invest Immobilien  
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First Name: Smart  
Last Name: Invest Immobilien  
Company Name: Smart Invest Immobilien  
Service Type: Selling and renting  
Website: <http://www.smart-invest.hr/>  
Country: Croatia  
Region: Primorsko-goranska županija  
City: Opatija  
City area: Opatija  
ZIP code: 51410  
Address: Ive Kirigina 1  
Mobile: 099/320-0008  
About us: Founded and owned by luxury real estate broker Milan Mandić, Smart Invest Properties is a top-producing luxury real estate agency in Europe - Croatia – Riviera of Opatija offering clients white-glove treatment, innovative marketing strategies, integrity and overall professionalism.

Smart Invest Properties is led by Milan Mandić who offers his unwavering work ethic, extensive background in the real estate finance and development industries and proven track record of delivering excellent service to his clients. Milan is sought-after by powerful professionals and influential individuals from all over the world for his extensive, unparalleled expertise in the Croatia –

Riviera of Opatija and Istria  
real estate market.

Smart Invest Properties serves clients throughout Riviera of Opatija, town Rijeka, Istria and Island Krk prime residential areas including Opatija, Lovran, Volosko, Rijeka, Istria, Island Krk and is working on some other parts of Croatia like main town Zagreb and Dalmatia together with their partners agency.

In addition to serving the Riviera of Opatija real estate market, Smart Invest Properties strongly believes that giving back to the community is extremely important.

Smart Invest Properties – Real estate agency participate in many local and international Real estate Fairs ( Rexpo show – Zagreb - Croatia, International Moscow Property Show - Russia, International Property Show – London – UK, LPS Shangai Luxury Property Show - China, Munchen Property Show - Germany, MIPIM World property market Show Cannes, etc.)

Reg No.: 110/2010

## Listing details

### Common

Title:	OPATIJA, penthouse s pogledom na more i krovnom terasom s bazenom (S3)
Property for:	Sale
Property area:	274 m <sup>2</sup>
Bedrooms:	5
Bathrooms:	3
Balcony area:	90.05 m <sup>2</sup>

Terrace area: 83.28 m<sup>2</sup>  
Price: 2,799,800.00 €  
Updated: Apr 23, 2024

## Condition

Newbuild: yes

## Location

Country: Croatia  
State/Region/Province: Primorsko-goranska županija  
City: Opatija  
City area: Opatija



## Permits

Ownership certificate: yes

## Additional information

Elevator: yes  
Energy efficiency: In preparation

## Parking

Garage: yes

## Description

Description: OPATIJA, LUXURIOUS PENTHOUSE WITH UNRIVALED SEA VIEW AND ROOF TERRACE WITH POOL! For sale is a luxurious penthouse in a new superb residential complex with an elevator and an underground garage located in an attractive quiet location near the sea and the center of Opatija! This premium property offers you modern design, luxurious elegance, privacy and comfort, and a spectacular view of the sea, and with its modern architectural style and the finest materials, it sets new standards of luxury. Thanks to its location in a quiet part of Opatija, you will enjoy a sense of privacy and peace and at the same time a stunning view of the charming coast of the Adriatic Sea. APARTMENT S3 • type: penthouse • 4 bedrooms, 3 bathrooms, 1 toilet • total area of the apartment with secondary parts: 421.38 m<sup>2</sup> • net area of the apartment with secondary parts: 274.93 m<sup>2</sup> • internal area of the apartment: 183.74 m<sup>2</sup> • roof terrace: 83.28 m<sup>2</sup> • balcony: 90.05 m<sup>2</sup> • loggia: 10.49 m<sup>2</sup> • 3 garage parking spaces • storage room: 7.82 m<sup>2</sup> • private pool: 23.90 m<sup>2</sup> This luxurious penthouse is designed for maximum luxury, comfort and privacy, and the elevator from the underground garage takes you directly to the apartment. Inside the apartment you will find an entrance hall, dressing room, storage room, guest toilet, impressive open space living room with kitchen and dining area, two bedrooms with en-suite bathrooms

and dressing rooms, two more bedrooms, separate bathroom, and spacious storage room. But what makes this apartment really special is the exterior with a spacious balcony that runs the length of the apartment and a gorgeous roof terrace with a swimming pool - the perfect place to relax and enjoy the fantastic sea view! The apartment also has a spacious storage room and 3 parking spaces in the garage, which gives you additional convenience. This premium property offers you an incredible luxury living space with high-quality equipment and a spectacular view of the sea, and is located near the sea and beaches and only a ten-minute easy walk away from the center of Opatija with all the necessary facilities, which makes your everyday life extremely practical and comfortable. Opatija, the pearl of the Adriatic, is one of the most sought-after and desirable places for living and vacationing in Croatia. Its irresistible combination of natural beauty, rich history and architecture, and modern amenities make it a truly extraordinary and enchanting destination! **PRICE** The stated price refers to a completely finished apartment on a turnkey basis, without furniture. The price includes 25% VAT, the buyer doesn't pay the real estate transfer tax. In case of buying on a legal entity registered in Croatia it is possible to refund full VAT after the purchase. For more information and a viewing appointment call: +385/99/320-0008 ID CODE: 14846

### Additional contact info

Reference Number: 595335  
Agency ref id: 14846