

## OPATIJA, ekskluzivan penthouse 22A od 238 m2, u novogradnji, Opatija, Flat



### Seller Info

Name: Smart Invest Immobilien  
E-mail: [info@smart-invest.hr](mailto:info@smart-invest.hr)  
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, ekskluzivan penthouse 22A od 238 m2, u novogradnji
Property for:	Sale
Property area:	151 m <sup>2</sup>
Floor:	3
Number of Floors:	4
Bedrooms:	4
Bathrooms:	3

Terrace area: 87 m<sup>2</sup>  
Price: 2,500,000.00 €  
Updated: May 13, 2024

## Condition

Newbuild: yes  
Built: 2022

## 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, Exclusive penthouse 22A, with a spacious roof terrace, private pool and beautiful sea view, in a new luxury residential complex in the center of Opatija, just 150 meters to the sea! APARTMENT 22A is situated on the 3th floor, has a net area of 238 m<sup>2</sup>. Consists of a corridor, storage, toilet, 3 master bedrooms with en-suite bathrooms and wardrobes, study, living room with kitchen and dining area with access to a spacious terrace of 87 m<sup>2</sup>; and a terrace of 48.32 m<sup>2</sup> and pool of 18.76 m<sup>2</sup> on the roof. The apartment has also a separate storage room and 3 garage parking spaces in the basement. EQUIPMENT • underfloor heating and fan-coil system on the SAMSUNG heat pump, in all rooms • ALU exterior carpentry SCHUCO • ALICE NUR sanitary ware, GESSI VIA TORTONA/VIA MANZONI fittings, or similar, according to the customer's choice • floor and wall ceramic tiles FLOORGRES - CERIM according to the customer's choice, multilayer parquet MOPAR - color according to the customer's choice • anti-burglary entrance door • 3 garage parking spaces 40 BOX - KUNDIĆ RESIDENCE The exclusive housing project "40 BOX - KUNDIĆ RESIDENCE" is situated on an exceptional location in the center of Opatija, near the sea and with a open view of the entire Kvarner Bay, and therefore it is a real rarity on the market. The complex consists of two

underground floors (garage) and four floors, has 23 luxury apartments and two business premises with accompanying facilities (indoor pool, sauna, relaxation zone, fitness area) and therefore represents a high standard and equipment. On the underground floors are garage parking spaces and separate storage rooms for each apartment, from the garage you can take the elevator directly to the floor of each apartment. LOCATION The complex is situated on a very attractive location near the center of Opatija and just 150 meters to the sea, first public beach and Lungomare promenade, with direct access from the main street Marshal Tito and a side street. All important facilities are 100-200 meters away. PRICE The price is for the completely finished turnkey apartment, 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. EXCLUSIVELY IN OUR OFFER!!! For more information and viewing appointment call: +385/99/320-0008 ID CODE: 12993

### Additional contact info

Reference Number: 607955

Agency ref id: 12993