

OPATIJA, ekskluzivna vila 24C, od 231 m2, u novogradnji, Opatija, Flat



Seller Info

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Region: Primorsko-goranska županija
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City area: Opatija
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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, ekskluzivna vila 24C, od 231 m2, u novogradnji
Property for:	Sale
Property area:	241 m ²
Number of Floors:	4
Bedrooms:	4
Bathrooms:	5
Terrace area:	45 m ²

Price: 2,000,000.00 €
Updated: May 31, 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 villa with PRIVATE pool and sea view in the center of Opatija, only 150 meters from the sea! Villa 24C, with a total net area of 241 m², extends over 2 floors of a luxurious new building. The lower floor consists of 2 kitchens with dining rooms and living rooms, 2 bathrooms, 2 covered terraces (18.19 m² and 7 m²) and an uncovered terrace of 45 m² with an outdoor pool of 21.99 m². The upper floor consists of a spacious hall, 3 bedrooms with private bathrooms, an auxiliary toilet and a covered terrace of 10.34 m². In the basement there is a storage room and a laundry room, as well as 3 garage parking spaces. 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 MANZON fittings or similar, according to the customer's choice • floor and wall coverings FLOORGRES - CERIM according to the customer's choice, multilayer parquet MOPAR color according to the customer's choice • anti-burglary entrance door • private pool • 3 garage parking spaces 40 BOX - KUNDIĆ RESIDENCE The exclusive housing project "40 BOX - KUNDIĆ RESIDENCE" is located in the immediate vicinity of the center of Opatija, in a sought-after location with an open view of the Kvarner Bay, and therefore represents a real rarity on the market. The building consists of two

underground floors (garage) and four above-ground floors, and has a total of 23 apartments and two business premises with accompanying facilities (indoor pool, sauna, relaxation zone, fitness area) and therefore represents a high standard and equipment. There are garage parking spaces on the underground floors, from which you can take the elevator directly to the floor of each apartment, there are also storage rooms for each apartment unit. **LOCATION** The complex is located in an extremely attractive location near the center of Opatija, only 150 m away from the sea, the first city beach and the Lungomare promenade, with access from the main Maršala Tito street and a side street. All important housing facilities are 100 to 200 m away. **PRICE** The stated price refers to a completely finished villa on a turnkey basis, without furniture. 25% VAT is included in the price, the buyer is exempt from real estate sales tax. In the case of a purchase from a company registered in Croatia, a full VAT refund is possible after the sale. **OFFER EXCLUSIVELY ONLY WITH US!!!** For all information, feel free to contact our agents at +385(99)320-0008 ID CODE: 12998

Additional contact info

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