

## OPATIJA, luksuzan stan 3S+DB, s bazenom i pogledom na more, Opatija, Flat



### Seller Info

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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, luksuzan stan 3S+DB, s bazenom i pogledom na more
Property for:	Sale
Property area:	157 m <sup>2</sup>
Number of Floors:	3
Bedrooms:	4
Bathrooms:	3
Garden area:	111.54 m <sup>2</sup>

Terrace area: 35.53 m<sup>2</sup>  
Price: 1.00 €  
Updated: May 31, 2024

## Condition

Newbuild: yes  
Built: 2022

## Location

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

## Permits

Building permit: yes  
Ownership certificate: yes



## Additional information

Elevator: yes  
Energy efficiency: In preparation

## Parking

Garage: yes

## Description

Description: OPATIJA, For sale is a luxury duplex apartment, 3 bedrooms + living room, with a private garden, pool and sea view, in a high quality residential complex on an exceptional location, just 20 meters to the sea! APARTMENT S1 is situated on the ground floor and 1st floor, has net area of 157.09 m<sup>2</sup>. It consists of first level where is a corridor, stairs, living room with kitchen and dining area and access to a private garden of 77.18 m<sup>2</sup> with a swimming pool of 11.53 m<sup>2</sup>, and second level where is a master bedroom with en-suite bathroom and wardrobe, two more bedrooms and two bathrooms, and access to a garden of 34.36 m<sup>2</sup>. It owns also a separate storage room and 2 parking

spaces in the garage, so the total gross area of the property together with the living part is 296.34 m<sup>2</sup>. EQUIPMENT • underfloor heating and fan-coils system on a heat pump • high quality aluminium windows • anti-burglary entrance doors • video intercom • 2 parking spaces in the garage • garden with private swimming pool. PEARL RESIDENCES OPATIJA The exclusive housing project "Pearl Residences Opatija" is situated on an exceptional location near the center of Opatija, next to the sea and with a unique view of the entire Kvarner Bay and ACI marina IČIĆI. The building consists of four floors and there are ten spacious luxury apartments of high standard and equipment. All apartments are oriented towards the sea with a fascinating view of ACI Marina Ičići and have a lot of sunlight. The building has 16 parking spaces in the garage, from the garage you can take the elevator directly to the floor of each apartment. On the ground floor and at the basement there are also separate storage rooms for each apartment. The larger apartments on the ground floor and the apartments on the 2nd floor have a spacious garden with a private swimming pool. LOCATION The complex is situated on a very attractive location near the center of Opatija and just 20 meters to the sea, first public beach and Lungomare promenade, with direct access from the main street Marshal Tito. All important facilities are 100-500 meters away – a market, kindergarten, school, sports fields, cafes, restaurants, ACI Marina and the center of Opatija. EXCLUSIVELY IN OUR OFFER!!! For more information and a viewing appointment call: +385(99)320-0008 pool of 11.53 m<sup>2</sup>, and second level where is a master bedroom with en-suite bathroom and wardrobe, two more bedrooms and two bathrooms, and access to a garden of 34.36 m<sup>2</sup>. It owns also a separate storage room and 2 parking spaces in the garage, so the total gross area of the property together with the living part is 296.34 m<sup>2</sup>. EQUIPMENT • underfloor heating and fan-coils system on a heat pump • high quality aluminium windows • anti-burglary entrance doors • video intercom • 2 parking spaces in the garage • garden with private swimming pool. PEARL RESIDENCES OPATIJA The exclusive housing project "Pearl Residences Opatija" is situated on an exceptional location near the center of Opatija, next to the sea and with a unique view of the entire Kvarner Bay and ACI marina IČIĆI. The building consists of four floors and there are ten spacious luxury apartments of high standard and equipment. All apartments are oriented towards the sea with a fascinating view of ACI Marina Ičići and have a lot of sunlight. The building has 16 parking spaces in the garage, from the garage you can take the elevator directly to the floor of each apartment. On the ground floor and at the basement there are also separate storage rooms for each apartment. The larger apartments on the ground floor and the apartments on the 2nd floor have a spacious garden with a private swimming pool. LOCATION The complex is situated on a very attractive location near the center of Opatija and just 20 meters to the sea, first public beach and Lungomare promenade, with direct access from the main street Marshal Tito. All important facilities are 100-500 meters away – a market, kindergarten, school, sports fields, cafes, restaurants, ACI Marina and the center of Opatija. EXCLUSIVELY IN OUR OFFER!!! For additional information and viewing appointment please call +385(99)320-0008 ID CODE: 12666

## Additional contact info

Reference Number: 612223

Agency ref id: 12666