

## OPATIJA, moderna kuća u nizu s pogledom na more, prodaja (A2), Opatija, House



### Seller Info

Name: Smart Invest Immobilien  
 E-mail: 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 Shanghai Luxury Property  
Show - China, Munchen  
Property Show - Germany,  
MIPIM World property market  
Show Cannes, etc.)

Reg No.: 110/2010

## Listing details

### Common

Title:	OPATIJA, moderna kuća u nizu s pogledom na more, prodaja (A2)
Property for:	Sale
House type:	in sequence
Property area:	178 m <sup>2</sup>
Number of Floors:	1
Bedrooms:	5

Bathrooms: 3  
Price: 750,000.00 €  
Updated: May 31, 2024

## Condition

Newbuild: yes  
Built: 2023

## Location

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



## Permits

Ownership certificate: yes

## Additional information

Energy efficiency: In preparation

## Description

**Description:** OPATIJA, For sale is a modern terraced house on a beautiful and quiet location with a view of the sea, not far from the sea and the center of Opatija. Estimated completion of works - April 2024. HOUSE A2 - with an area of 178,95 m2 - has 3 bedrooms (+ 1 study room), 3 bathrooms + 1 toilet. On the ground floor there is an entrance, hall, toilet, living room with kitchen and dining room, bedroom with en-suite bathroom. On the first floor there is a staircase and corridor, master bedroom with en-suite bathroom and walk-in wardrobe and access to a spacious terrace, another bedroom with en-suite bathroom, and study. The living room has access to the garden. The house has 3 outdoor parking spaces. The house will be equipped at a high level: • underfloor heating on a Vaillant heat pump • cooling and heating - multi split system Daikin • oak three-layer parquet • first-class ceramics • Villeroy & Boch / Grohe sanitary ware and fittings • ALU/PVC carpentry • preparation for a solar power plant • energy class A In this phase, the interior design and equipment can be adjusted to the customer's wishes. Beautiful and quiet location only 2 km from the sea and 5 minutes drive from the center of Opatija. \*The stated price refers to a completely finished house 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: 13937

## Additional contact info

Reference Number: 612228

Agency ref id: 13937