

## OPATIJSKA RIVIJERA, HOTEL S 4 ZVJEZDICE, 50 m do mora, Opatija, Commercial property



### 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:	OPATIJSKA RIVIJERA, HOTEL S 4 ZVJEZDICE, 50 m do mora
Property for:	Sale
Property area:	1220 m <sup>2</sup>
Lot Size:	1300 m <sup>2</sup>
Number of Floors:	5
Bedrooms:	15

Price: 1.00 €  
Elevator: yes  
Updated: May 31, 2024

## Condition

Built: 1900  
Last renovation: 2003

## 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 RIVIERA, FOR SALE IS A LUXURIOUS 4-STAR HOTEL NEAR THE SEA AND THE BEACH! The villa was built in 1910 in the Art Nouveau style, for a representative of the Austro-Hungarian aristocracy. In 2003, the villa was completely renovated, according to the highest standards of modern active vacations. The total area of the villa is 1,220 m<sup>2</sup> and it is situated on a land plot of 1,300 m<sup>2</sup>. There are two entrances to the reception, the front through the Mediterranean garden and the back from the parking lot, where guests leave their vehicles. The parking lot meets the full capacity of the villa with 15 parking spaces. There are cameras at the reception that monitor both entrances and the parking area 24 hours a day. A little further away is the multimedia conference hall, which will provide a new dimension to any business communication with its state-of-the-art equipment. Next to the conference hall, there is a lounge where the guest can sit comfortably during breaks in business meetings, have a drink, listen to music, watch television or have a pleasant conversation. Classical music concerts and exhibitions of paintings by famous foreign and domestic authors are often held in the salon. There are 15 comfortable rooms on the first and second floor and in the attic of the villa, 5 rooms on each floor. Each room is equipped according to the highest standards of modern active vacation. The rooms are entered with a card, with the help of which all devices such as lighting, TV, satellite TV, Pay TV, automatic temperature regulation or electric curtain raisers are activated after entering. Each room has an Internet connection, minibar and safe, as well as 24-hour room service. The average square footage of the room is

approx. 30 m<sup>2</sup>. On the first and second floor, every room has a balcony or terrace with a wonderful view of Kvarner, while in the attic there are roof houses with an attractive view of the Kvarner Bay. The real pearl of the hotel is certainly the multimedia conference hall - unique on the Croatian coast. This is the place where even the most complex requests for the organization of training, courses or workshops will be realized in very successful and pleasant moments. Solve the problems of important business clients together, at the level they deserve. The multimedia hall is equipped with the latest technology, which enables audio-video conferences and multimedia presentations to be held in excellent condition. Premium sound system, digital microphone system, conference video system that connects conference participants with business partners anywhere in the world. Offered record of all activities in various portable media or transfer to an e-mail address, smart boards, simultaneous PC presentations and much more. The central control unit, which controls all devices in the hall and is used by every user, enables demanding meetings to be turned into real pleasure. This method of communication gives a completely new dimension in meetings that will enrich and satisfy even the most demanding teams. On the ground floor of the villa there is a magical ambiance of the hotel's winter garden-café, billiard room, kitchen, and in the immediate vicinity there is also a room for rest and relaxation, a sauna and a jacuzzi. The hotel restaurant offers a hot and cold buffet breakfast, as well as the possibility of organizing lunch and dinner to order. For more information and viewing appointment call: +385/99/320-0001 ID CODE: 6537

### Additional contact info

Reference Number: 612237  
Agency ref id: 6537