

## OPATIJA, vrhunski stan 3S+DB, s vrtom, luksuzan resort 1. red do mora! (AP11), Opatija, Flat



### Seller Info

Name: Smart Invest Immobilien  
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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, vrhunski stan 3S+DB, s vrtom, luksuzan resort 1. red do mora! (AP11)
Property for:	Sale
Property area:	132 m <sup>2</sup>
Floor:	2
Number of Floors:	2
Bedrooms:	4

Bathrooms: 2  
Garden area: 166 m<sup>2</sup>  
Price: 1,075,000.00 €  
Updated: May 31, 2024

## Condition

Newbuild: yes  
Built: 2022

## Location

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

## Permits

Building permit: yes  
Ownership certificate: yes



## Additional information

Elevator: yes  
Energy efficiency: In preparation

## Parking

Garage: yes

## Description

Description: OPATIJA, For sale is a superb apartment of 132.51 m<sup>2</sup>, 3 bedrooms + living room, with a beautiful sea view, a garden of 166 m<sup>2</sup> and a garage parking space, in a luxury resort right next to the sea and the beach! The luxury resort with a total of 15 luxuriously equipped flats/apartments is situated on an exceptional location, 1st row to the sea, with direct access to the beach. The territory of the resort, which covers 3,149 m<sup>2</sup>, is beautifully landscaped with terraced gardens, shared pool of 60 m<sup>2</sup> and a sun deck with a wonderful panoramic view of the entire Kvarner Bay. Each apartment has a private horticultural garden. APARTMENT AP11 The two-storey apartment of 132.51 m<sup>2</sup> is situated on the 2nd floor and in the high attic. On the lower level there is an entrance hall, spacious living room with kitchen and dining area, bedroom with en-suite bathroom. On the upper level there is a gallery, two bedrooms and a large bathroom. The apartment has a garage parking space and a landscaped garden of 109 m<sup>2</sup>. EQUIPMENT • Smart Home

system • underfloor heating Eco design (Slovenia) on a heat pump • Panasonic air conditioners, in all rooms • sanitary: Rubinetterie, Treemme faucets, Flaminia sink and toilet bowl, custom-made shower tubs - Hidrobox Neo, Huppe shower cabins • Appiani and Florim mosaic ceramics, Mopar parquet • Inles wooden carpentry from larch, Slovenia • anti-burglary entrance door Inter Casa • anti-burglary and anti-fire system in the entire building • optical Internet • lift • shared pool of 60m2 with sunbathing area Apartment owners have a janitor who takes care of the entire building and the environment on weekdays. **PRICE** 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 additional information and viewing appointment call +385/99/320-0008 ID CODE: 12833

### Additional contact info

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