

## OPATIJA, luksuzan stan s panoramskim pogledom na more (S1), Opatija, Flat



### Seller Info

Name: Smart Invest Immobilien  
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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:	OPATIJA, luksuzan stan s panoramskim pogledom na more (S1)
Property for:	Sale
Property area:	261 m <sup>2</sup>
Floor:	1
Bedrooms:	5
Bathrooms:	4
Balcony area:	64.16 m <sup>2</sup>

Price: 1,699,000.00 €  
Updated: Jun 21, 2024

## Condition

Newbuild: yes  
Built: 2024

## 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, LUXURIOUS APARTMENT WITH PANORAMIC SEA VIEW, IN A NEW RESIDENTIAL COMPLEX WITH COMMON POOL! For sale is a luxurious apartment in a new high quality residential complex with a common swimming pool, an elevator and an underground garage on a quiet location near the sea and the center of Opatija! This top property offers you modern design, elegance, privacy and comfort, as well as a spectacular view of the center of Opatija and the Adriatic sea, and with its modern architectural style and the finest materials, it sets new standards of luxury. Thanks to its location in a quiet part of Opatija, you will enjoy a sense of privacy and peace and at the same time a stunning view of the center of Opatija and the charming coast of the Adriatic Sea. KEY FEATURES • 2 living rooms, 4 bedrooms, 4 bathrooms, 2 toilets • total area of the apartment: 261.39 m<sup>2</sup> • internal area of the apartment: 197.23 m<sup>2</sup> • 5 balconies with a total area of 64.16 m<sup>2</sup> • 2 garage parking spaces: PM6 of 12.12 m<sup>2</sup>, PM7 of 12.50 m<sup>2</sup> • 1 outdoor parking space VPM13 of 13.75 m<sup>2</sup> • 2 storage rooms: BIC1 of 7.69 m<sup>2</sup>, BIC2 of 5.94 m<sup>2</sup> This spacious apartment is designed for

maximum comfort and luxury of a larger family, but the carefully thought-out layout of the rooms and two separate entrances also give you the option of using this property as 2 comfortable and functionally independent residential units, which gives you additional options. You have at your disposal 2 corridors, 2 toilets, 2 spacious living rooms with kitchen and dining room, 4 bedrooms each with en-suite bathroom, and 5 balconies - all with a beautiful open view of the sea and Opatija. In addition, the apartment has 2 garage parking spaces, 1 outdoor parking space and 2 separate storage rooms, which provides you with additional practicality. EQUIPMENT • fan coil system for energy-efficient heating and cooling • premium aluminum joinery • electrically operated aluminum blinds • premium sanitary ware • anti-burglary entrance door • elevator This premium property offers you an incredible luxury living space with high-quality equipment and a spectacular view of the sea, and is situated in the immediate vicinity of the sea and beaches and all the necessary facilities, which makes your everyday life extremely practical and comfortable. Opatija, the pearl of the Adriatic, is one of the most sought-after and desirable places for living and vacationing in Croatia. Its irresistible combination of natural beauty, rich history and architecture, and modern amenities make it a truly extraordinary and enchanting destination. PRICE The stated price refers to a completely finished apartment on a turnkey basis, without furniture. VAT is included in the price, the buyer doesn't pay the real estate sales tax. In the case of a purchase on a company registered in Croatia, a full VAT refund is possible after the purchase. For more information and a viewing appointment, call: +385/99/320-0008 ID CODE: 14952

### Additional contact info

Reference Number: 618354  
Agency ref id: 14952