

## DONJI ZAMET, vrhunska novogradnja 2S+DB s pogledom na more i garažom (S3.2), Rijeka, 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 Shanghai Luxury Property Show - China, Munchen Property Show - Germany, MIPIM World property market Show Cannes, etc.)

Reg No.: 110/2010

## Listing details

### Common

Title:	DONJI ZAMET, vrhunska novogradnja 2S+DB s pogledom na more i garažom (S3.2)
Property for:	Sale
Property area:	91 m <sup>2</sup>
Floor:	2
Number of Floors:	4

Bedrooms: 3  
Bathrooms: 2  
Balcony area: 13.46 m<sup>2</sup>  
Price: 1.00 €  
Updated: Aug 12, 2024

## Condition

Newbuild: yes  
Built: 2024

## Location

Country: Croatia  
State/Region/Province: Primorsko-goranska županija  
City: Rijeka  
City area: Zamet  
ZIP code: 51000



## Permits

Ownership certificate: yes

## Additional information

Elevator: yes  
Energy efficiency: In preparation

## Parking

Garage: yes

## Description

Description: RIJEKA - DONJI ZAMET area, TOP QUALITY NEW RESIDENTIAL COMPLEX NEAR THE SEA AND ALL AMENITIES! For sale is a comfortable apartment, 2 bedrooms + living room, with a spacious loggia and sea view in a top quality new building in a sought-after location - near a school, kindergarten, shops and all the necessary amenities, and at the same time only ten minutes' walk to the sea and the beaches of Kantrida. APARTMENT 3.2 - 2nd floor, with a net area of 91.18 m<sup>2</sup> consists of a corridor, laundry room, storage room, living room with kitchen and dining area, master bedroom with en-suite bathroom, one more bedroom, bathroom (total internal area is 81.08 m<sup>2</sup> ) and loggia of 13.46 m<sup>2</sup>. The apartment also has a separate storage room SP5 of 2.14 m<sup>2</sup>. Garage parking spaces can be additionally purchased with the apartment: 1. GM23 of 14.59 m<sup>2</sup> - 21 155,50 EUR 2. GM24 of 13.97 m<sup>2</sup> - 20 256,50 EUR The luxury residential complex is situated on a sought-after location in the west of Rijeka - in area called Donji Zamet, close to all facilities, yet far enough from the city crowd. Proximity to various amenities necessary for a comfortable family life and vacation is one of

the advantages of this project that needs to be highlighted. A sports hall, playgrounds, supermarkets, elementary school, kindergarten, shops, the sea and the beaches of Kantrida, open tennis courts, all of this is situated in the immediate vicinity of the complex. Due to the proximity of the Rijeka ring road, you also can easily reach to the center of Rijeka or to Opatija in just 10-15 minutes by car. The building consists of 5 above-ground floors with a total of 40 apartments and 4 business spaces, and 2 underground floors where garage parking spaces and storage rooms for tenants are situated, and which are connected to the residential part of the building by an elevator. There are no completely north-facing apartments in the building, but all apartments are oriented west-south-east and have a beautiful view of the sea of the Kvarner Gulf, the island of Krk and Opatija. Each apartment has a spacious loggia or terrace. The apartments meet the highest construction and equipment criteria:

- monolithic, reinforced concrete bearing structure
- partition walls between apartments made of block bricks with improved sound-insulating characteristics, partition walls towards corridors made of block bricks additionally thermally and sound-insulated with mineral wool
- ETICS facade, with 10 cm thick mineral wool - in the central part of the building, side "highlights" - ventilated facade made of composite panels
- superior WICONA aluminum external carpentry with interrupted thermal bridge and double heat-insulating glazing filled with gas
- underfloor heating and preparation of hot water on a heat pump (electricity or city gas is used as an energy source)
- energy certificate A+ (the building is designed as an almost zero energy building, which means a building with significantly lower energy usage costs).

**PRICE** The stated price refers to a completely finished apartment 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: 14092

## Additional contact info

Reference Number: 632660  
Agency ref id: 14092