

DONJI ZAMET, novogradnja 3S+DB s pogledom na more i garažom (S8.4), Rijeka, Flat



Seller Info

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City area: Opatija
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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:	DONJI ZAMET, novogradnja 3S+DB s pogledom na more i garažom (S8.4)
Property for:	Sale
Property area:	92 m ²
Floor:	4
Number of Floors:	4
Bedrooms:	4

Bathrooms: 1
Balcony area: 12.73 m²
Price: 1.00 €
Updated: Aug 14, 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, 3 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 8.4 - 4th floor, with a net area of 92.73 m² consists of a corridor, living room with kitchen and dining area, 3 bedrooms, walk-in wardrobe, bathroom, toilet (total internal area 83.18 m²) and loggia of 12.73 m². The apartment also has a separate storage room SP17 of 2.55 m². Garage parking spaces can be additionally purchased with the apartment: 1. GM9 of 13.34 m² - 19 343 EUR 2. GM10 of 14 m²- 20 300 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: 14163

Additional contact info

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