

## OPATIJA, manja primorska kuća blizu centra, Opatija, House



### 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, manja primorska kuća blizu centra
Property for:	Sale
House type:	detached
Property area:	100 m <sup>2</sup>
Lot Size:	154 m <sup>2</sup>
Bedrooms:	5
Bathrooms:	1

Price: 290,000.00 €  
Updated: Sep 02, 2024

## 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, for sale is an autochthonous coastal house in a great location near the center and all amenities! The house consists of a ground floor and a first floor. On the ground floor, the size of approx. 40 m<sup>2</sup>, there are 2 rooms and a tavern, and there is the possibility of conversion into a studio apartment. On the 1st floor there is an apartment consisting of an entrance corridor, living room, kitchen, bedroom, bathroom and terrace with a total area of approx. 60 m<sup>2</sup>. At the back of the house there is a terrace and a garden with a partial view of the sea. The house does not have its own parking, but public parking with a special monthly ticket is available right next to the house. It was built at the end of the nineteenth century, and partially renovated (part of the roof) in 2023. In 2019, new exterior PVC joinery was installed on the first floor, while on the ground floor has been installed a new PVC entrance door in 2021. Given the outstanding location, any renovation investment will significantly increase the value of this property on the market. An ideal property for a comfortable family life or for investment in tourist rental! For more information and a viewing appointment, call: +385/99/320-0008 ID CODE: 15055

## Additional contact info

Reference Number: 635676  
Agency ref id: 15055