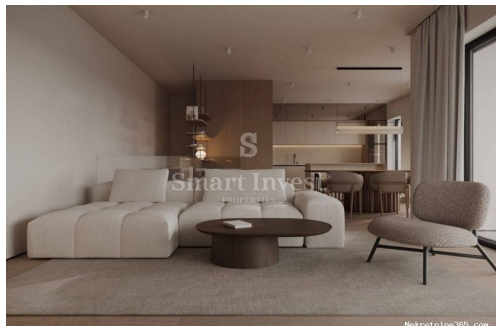


## OPATIJA, stan 3S+DB s pogledom na more, u novogradnji (K1/S3), Opatija, Flat



### Seller Info

Name: Smart Invest Immobilien  
E-mail: [info@smart-invest.hr](mailto:info@smart-invest.hr)  
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, stan 3S+DB s pogledom na more, u novogradnji (K1/S3)
Property for:	Sale
Property area:	180 m <sup>2</sup>
Number of Floors:	2
Bedrooms:	4
Bathrooms:	2

Balcony area: 12.4 m<sup>2</sup>  
Terrace area: 21.9 m<sup>2</sup>  
Price: 459,000.00 €  
Updated: Sep 13, 2024

## Condition

Newbuild: yes

## 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 a comfortable three-story apartment, 3 bedrooms + living room, with a luxurious roof terrace and an amazing view of the sea! This modern new building with only 3 apartments offers a perfect combination of comfort and quality, and is located in an excellent location, which provides you with everything you need for a comfortable life or vacation. It is only a 15-minute walk or a few minutes' drive away from beautiful beaches and the sea, the center of Opatija is only a 5-minute drive away, while the center of Rijeka is only a ten-minute drive away. Apartment 3 with a total area of 180,7 m<sup>2</sup> is located on the first and second floor and in the attic, and offers a lot of space for a comfortable life. On the first floor there is an entrance and corridor with staircase, master bedroom with en-suite bathroom, two more bedrooms with a shared bathroom. On the second floor, there is a storage room, toilet, spacious living room with kitchen and dining area with access to a balcony of 12,4 m<sup>2</sup> with a view of the sea. From the balcony the staircase leads to the attic where is a storage room, service room and a luxurious roof terrace of 21.9 m<sup>2</sup> - an ideal place to enjoy the spectacular view of the entire Kvarner Bay and relax with a cup of coffee in the morning or evening. The apartment has 1 parking space. The apartments are designed with special attention to quality and are superbly equipped: • aluminum exterior joinery that ensures excellent insulation • heating/cooling on a heat pump for your comfort throughout the year • anti-burglary entrance door • high-quality materials and finishing works This apartment offers the perfect balance of comfort, beautiful sea view and great location, making it ideal for living or investment. 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: 14355

### Additional contact info

Reference Number: 638160  
Agency ref id: 14355  
Contact phone: +385/99/320-0008