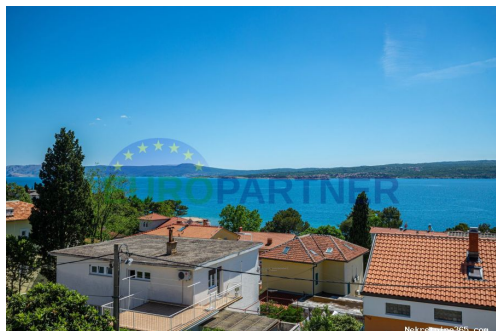


Crikvenica, Top lokacija!! Apartmanska kuća blizu mora, Crikvenica, House



Seller Info

Name: Agencija Europartner
 First Name: Agencija
 Last Name: Europartner
 Company: Europartner d.o.o.
 Name:
 Service Type: Selling
 Additional: office@europartner.hr
 Email:
 Website: https://www.europartner.hr
 Country: Croatia
 Region: Istarska županija
 City: Poreč
 City area: Poreč
 ZIP code: 52440
 Address: Mate Vlašića 20
 Mobile: +385 98 923 6402
 Phone: +385 52 433 268
 About us: Europartner is a licensed real estate agency based in Istria in the town of Poreč, an active member of the Croatian Chamber of Commerce.

Our mission is to fulfill the wishes of our clients, we listen to what you tell us and we are focused on realizing your wishes, which helps us with our many years of experience and acquired market knowledge.

Our Real Estate Portfolio is the result of our work and desire to be among the best, and our satisfied clients are the crown of our profession.

Our business does not end with the signing of the contract, we are still available to our clients for all other jobs from the moment of purchase to carefree

move into the desired property.

We speak: Croatian, English,
German, Italian

We are enrolled in:

Directory of real estate agents
in the Republic of Croatia,
pursuant to Article 12,
paragraph 2 of the Law on Real
Estate Brokering (Official
Gazette 107/07)
Register of Real Estate Brokers
in the Republic of Croatia,
pursuant to Article 2 of the Law
on Real Estate Brokering
(Official Gazette 107/07)

EUROPARTNER d.o.o
Istarskog Razvoda 1, 52440
Poreč
OIB: 68770135089
MBS: 130003427
Share capital: 20.000,00 HRK
The competent court:
Commerical court Pazin

Listing details

Common

Title:	Crikvenica, Top lokacija!! Apartmanska kuća blizu mora
Property for:	Sale
House type:	detached
Property area:	640 m ²
Lot Size:	484 m ²
Bedrooms:	15
Bathrooms:	7
Price:	1,450,000.00 €
Updated:	Jul 28, 2023

Condition

Condition:	Kept
Built:	1968

Location

Country: Croatia
State/Region/Province: Primorsko-goranska županija
City: Crikvenica
City area: Crikvenica
ZIP code: 51260

Permits

Building permit: yes
Ownership certificate: yes

Additional information

Infrastructure: Water, Active telephone line, Air conditioner, Telephone installation, Sewage, ADSL
Energy efficiency: In preparation



Parking

Number of parking spaces: 12

Description

Description: We offer you an apartment house with potencial and 14 rooms. Famous and historical property for sale in Crikvenica, approx. 100 m from the sea and not far from the famous hotel. The property is spread over 4 floors and has a usable area of approx. 640 m2, several terraces, balconies and loggias, and 12 parking spaces. On the ground floor and basement there is a restaurant that has been awarded for years. Public work has been abolished for about 15 years, but the restaurant is still used for private meetings and local gatherings and is still fully equipped. On the 1st floor there is an apartment of 110 m2 with a large terrace (approx. 90 m2) and a beautiful view of the sea and the island of Krk. The apartment was completely renovated in 2018. In the front there is a large living room with new rooms and a bathroom, and in the back of the room there is a large bathroom. On the 2nd floor there is another spacious family apartment with approx. 100 m2 of living space and 3 balconies overlooking the sea. The apartment has a large living room, gallery, fully equipped kitchen, 2 bedrooms with wardrobe, bathroom and 2 toilets. The whole property has central heating with heating oil, and two apartments have additional electric heating, which can be operated separately. This property has a total of 12 parking spaces in the property. The property is of special interest because it offers various tourist opportunities and purposes, depending on the renovation. There is currently a project that envisages 6 apartments and a restaurant / canteen in the basement. The latter can also be visited by external guests / customers of the surrounding accommodation. It would be conceivable to

adapt and open the entire restaurant and 3 apartments for guests above. In addition, the property offers the possibility of an exclusive holiday villa complex in a perfect location in Crikvenica. The options are varied and offer a good return depending on the realization of this little gem. The popular resort of Crikvenica, 35 km from Rijeka, now looks back on 130 years of tourism and offers infrastructure for health tourism, various sports and recreational activities, relaxing holidays with pets and long walks along the beautiful promenade and pebble beaches. At the end of the 19th century, Crikvenica was part of the Austro-Hungarian Monarchy. After the construction of the first wooden baths on the coast in 1888. and the Therapia Hotel (now the Kvarner Palace Hotel) and Miramare (currently being renovated and repaired), begins the intensive development of tourism that prevails from year to year. Very good offer!!! Custom ID: ST-0504 Energy class: U izradi Remark: Viewing the property is possible with the signing of the brokerage contract, which is the basis for further actions related to the purchase and sale, all in accordance with the Act on Brokerage in Real Estate Transactions. The agency commission is determined by the brokerage contract, and is payable after the conclusion of the sales contract.

Additional contact info

Reference Number: 498465
Agency ref id: ST-0504
Contact phone: +385 (98) 965-5593