

## ŠMRIKA- moderna villa 157m2 s panoramskim pogledom na more i s bazenom + okoliš 325m2, Kraljevica, House



### Seller Info

Name: Agencija Dux nekretnine  
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First Name: Agencija  
Last Name: Dux nekretnine  
Company Name: DUX NEKRETNINE d.o.o.  
Service Type: Selling and renting  
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Region: Primorsko-goranska županija  
City: Rijeka  
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About us: Dux nekretnine agency operates with the aim of raising the quality of real estate brokerage to a higher level of professionalism and mutual satisfaction of the parties with which it cooperates. How do we do that? We approach each client humanely and professionally in order to facilitate one of the biggest and most important decisions in life - buying real estate. Our offer includes a wide range of high quality and very attractive properties in the Kvarner, Istria, islands and wider surroundings in order to satisfy the refined tastes of our longtime customers. The buying and selling process takes place at the highest level of quality with our reliability and commitment to each individual client. Our job is not done until we see a smile on the faces of clients. And even then

because we like to stay in touch  
even after the contract is signed  
- because our mission is more  
than just a job.

## Listing details

### Common

Title:	ŠMRIKA- moderna villa 157m2 s panoramskim pogledom na more i s bazenom + okoliš 325m2
Property for:	Sale
House type:	detached
Property area:	157 m <sup>2</sup>
Lot Size:	325 m <sup>2</sup>
Number of Floors:	1
Bedrooms:	7
Bathrooms:	2
Price:	675,000.00 €
Updated:	Nov 07, 2024

### Condition

Newbuild:	yes
Built:	2022

### Location

Country:	Croatia
State/Region/Province:	Primorsko-goranska županija
City:	Kraljevica
City area:	Šmrika
ZIP code:	51262

### Permits

Building permit:	yes
Location permit:	yes
Ownership certificate:	yes



### Parking

Number of parking spaces:	4
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### Description

Description:	ŠMRIKA - Newly built house with swimming pool New house under construction
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located in a quiet cul-de-sac just below the Jadranska magistrala with a fantastic view towards the Kvarner Bay, which nothing can close with future construction because the house is located on the back line of construction sites. Construction is underway and the house is being sold complete with landscaped surroundings, outdoor portuns and fences, planted greenery, swimming pool with accompanying installation and complete interior work completed. Considering that the construction is in progress, minor changes are possible according to the agreement in the form of changes in the schedule and the selection of finishing materials for the interior decoration. The house will have 154.47 m<sup>2</sup> of net square footage divided into two floors. On the ground floor, there will be one bedroom, a bathroom, a kitchen and a large living room with a dining room that opens onto the terrace by the pool. An open modern staircase leads to the first floor where there are four bedrooms and two bathrooms. Installed Schuco carpentry, Hyundai air conditioner, underfloor heating in the bathrooms, parquet floors throughout the house. \*\*\*DEADLINE 09/2023\*\*\*\* Dear clients, the agency commission is charged in accordance with the General Business Conditions:  
[www.dux-nekretnine.hr/opci-uvjeti-poslovanja](http://www.dux-nekretnine.hr/opci-uvjeti-poslovanja) ID CODE: 16022

### Additional contact info

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