

## Šmrika kuća s panoramskim pogledom, Kraljevica, House



### Seller Info

Name: Joda Nekretnine  
First Name: Joda  
Last Name: Nekretnine  
Company Name: JODA NEKRETNINE d.o.o  
Service Type: Selling and renting  
Website: <http://www.joda-nekretnine.hr/>  
Country: Croatia  
Region: Primorsko-goranska županija  
City: Crikvenica  
City area: Crikvenica  
ZIP code: 51260  
Address: Kralja Tomislava 112a  
Mobile: +385 91 890 4694  
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About us: JO-DA REAL ESTATE

Agency d.o.o. was founded in 2005 and we have been successfully operating in the real estate market ever since, as a reliable partner, supporting our clients in important life decisions such as choosing a property.

We specialize in the area of the Crikvenica-Vinodol Riviera, but alone and with our partners cover the area of the island of Krk, the city of Rijeka and Opatija and the coastal part of the Lika-Senj County.

The Agency is registered in the Register of Real Estate Brokers at the Croatian Chamber of Commerce, business is in compliance with legal regulations and all agents have passed the professional exam for a mediator at the Croatian Chamber of Economy. We are

signatories to the Code of  
Ethics for Real Estate Brokers.

## Listing details

### Common

Title:	Šmrika kuća s panoramskim pogledom
Property for:	Sale
House type:	detached
Property area:	250 m <sup>2</sup>
Lot Size:	911 m <sup>2</sup>
Number of Floors:	3
Bedrooms:	7
Bathrooms:	5
Price:	1,100,000.00 €
Updated:	Oct 13, 2023

### Condition

Newbuild:	yes
Built:	2021

### Location

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

### Permits

Building permit:	yes
Ownership certificate:	yes



### Additional information

Energy efficiency:	In preparation
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### Description

Description:	Detached family house on the edge of the green belt with a spectacular view of Kvarner. The house was built with high quality materials both in the interior and exterior. Large paved parking for several cars in front of the house. A staircase leads to the house, which is entered from the side. The ground floor has a bedroom with en suite bathroom, toilet, kitchen with dining room and living room with exit
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to the terrace with space for socializing. Internal staircase leads to the first floor (two bedrooms each with en suite bathroom and terrace) and basement designed space for socializing with fitness, small wellness and a whole room for technology. Behind the house is an earthen part and a paved terrace with electricity and water connections. In front of the house on a large plateau dominates the infinity pool with a small children's pool and sun deck. The house is being prepared for categorization and tourist rent. The yard is completely surrounded by a stone wall made by hand. ID CODE: 3119

### Additional contact info

Reference Number: 511135  
Agency ref id: 3119