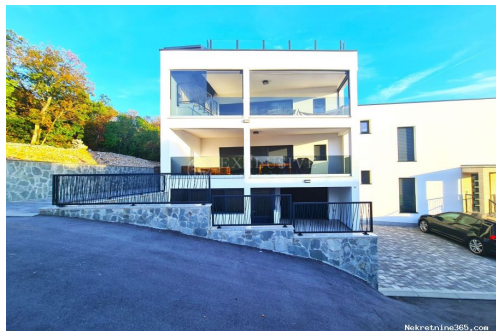


## DRAMALJ - PREDIVNI PENTHOUSE SA GARAŽOM I ZASEBNIM APARTMANOM, Crikvenica, Flat



### Seller Info

Name: Exclusive Nekretnine  
First Name: Exclusive  
Last Name: Nekretnine  
Company Name: Exclusive nekretnine d.o.o.  
Service Type: Selling and renting  
Website: <https://www.exclusive-nekretnine.hr>  
Country: Croatia  
Region: Primorsko-goranska županija  
City: Opatija  
City area: Opatija  
ZIP code: 51410  
Address: Maršala Tita 65  
Mobile: +385(0)91/887-5855  
Phone: +385(0)51/498-068  
About us:

Founded in 2017 and situated in the heart of Opatija, on Maršala Tita Street No.65, and Kralja Tomislava 2 Crikvenica theExclusive nekretnine d.o.o has operated successfully in the entire area of Opatija,Rijeka,Crikvenica,Krk and his surroundings. In compliance with the Law of Intermediation on Real Estate, the Agency performs all required judicial activities to allow the most convenient market price at the moment of the real estate purchase and sale.

The Agency is a real estate licence holder and signatory to the Code of Business Ethics of the Croatian Chamber of Commerce. Its main activities consist of purchase intermediation, rental, sale and

exchange of real estate properties.

In addition, the Agency collaborates with external experts on matters of real estate evaluation and Energy Performance Certification.

For all our clients, we perform a complete verification of the official documentation found in the Land Registry as well as in the Cadastral records, from which we certify the property of the real estate.

Before stipulating a contract with the potential buyer we submit all the original documentation concerning the real estate property in question.

Following the stipulation of the contract we continue monitoring the whole process with particular attention to the property transfer and payment of taxes and other duties.

In cases where clients need to update their personal data concerning the property or the transfer of the real estate in question we cooperate with the National Power Companies and other Municipal Agencies and Institutions to offer complete support.

## Listing details

### Common

Title:	DRAMALJ - PREDIVNI PENTHOUSE SA GARAŽOM I ZASEBNIM APARTMANOM
Property for:	Sale
Property area:	225 m <sup>2</sup>

Number of Floors: 2  
Bedrooms: 6  
Bathrooms: 3  
Terrace area: 134 m<sup>2</sup>  
Price: 850,000.00 €  
Updated: Oct 11, 2023

## Condition

Newbuild: yes  
Built: 2020  
Last renovation: 2021

## Location

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

## Permits

Building permit: yes  
Ownership certificate: yes



## Additional information

Energy efficiency: A

## Parking

Garage: yes  
Number of parking spaces: 6

## Description

Description: **EXCLUSIVE SALE - ONLY IN OUR AGENCY !!!!** For sale we have a first class penthouse located in a residential building in which there are only 2 apartments, and is located at the end of a blind street, which guarantees peace and relaxation in the summer. Distance to the sea is only 300m, while the nearest shop and cafe is 150m. The whole building has a total of 3 floors - basement, ground floor and first floor. According to the entrance to the building, the penthouse is located on the first floor and consists of an entrance staircase, hallway, 3 bedrooms, two bathrooms, a spacious open space living area which consists of a kitchen, dining

room, living room and a covered loggia of approximately 25m<sup>2</sup>. From this loggia, a covered staircase rises to the upper floor - a beautiful, spacious roof terrace with panoramic views of nature, the sea and the island of Krk. This penthouse also owns the entire floor in the basement where a garage of approximately 55m<sup>2</sup> (belongs to the penthouse) is located, and a fitness which has been converted into a beautiful apartment which consists of a spacious covered terrace, living room, kitchen and dining room, hallway, bathroom, and bedrooms. In front of the entrance terrace there is parking for about 2 cars. The whole building is well built, and both in the penthouse and in the apartment, are built first-class materials: security doors, high quality ceramics and sanitary ware, walk in showers, PVC windows, air conditioning, electric radiators with remote control (via wifi), electric shutters, blinds with remote control, etc .... The roof terrace is a separate story - the whole is tiled with top quality ceramics, a gazebo with a movable awning has been made, a shower has been installed, and a jacuzzi will also be installed. The penthouse is fully furnished with high quality furniture (one room is currently being furnished with a new bed), and the apartment is in the process of being furnished, so the future buyer has the option of instant moving in and using it! In addition to all that, this property also owns a garden with a total area of 130m<sup>2</sup> where it is possible to get more parking spaces, and build a barbecue and additional space for socializing. Due to proper ownership documentation, the seller guarantees a quick transfer of ownership, and for a serious buyer, a price correction is possible. **THIS IS A FIRST CLASS REAL ESTATE LOCATED IN A QUIET AREA, NEAR THE SEA AND ALL FACILITIES, IDEAL BOTH FOR YOUR OWN USE AND FOR TOURIST PURPOSES !! CONTACT US WITH CONFIDENCE AND TAKE ADVANTAGE OF THIS UNUSUAL OPPORTUNITY !! OUR RECOMMENDATION!! ID CODE: 1017**

### Additional contact info

Reference Number: 512882  
Agency ref id: 1017