

CRIKVENICA - LUKSUZNI DVOETAŽNI APARTMAN U MODERNOJ VILI, 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:	CRIKVENICA - LUKSUZNI DVOETAŽNI APARTMAN U MODERNOJ VILI
Property for:	Sale
Property area:	115 m ²
Floor:	1

Number of Floors:	2
Bedrooms:	4
Bathrooms:	3
Garden area:	60 m ²
Balcony area:	13 m ²
Terrace area:	23 m ²
Price:	689,000.00 €
Updated:	Oct 11, 2023

Condition

Newbuild:	yes
Built:	2021

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

Elevator:	yes
Energy efficiency:	In preparation



Heating

Central heating:	yes
------------------	-----

Parking

Garage:	yes
Number of parking spaces:	2

Description

Description:	Luxury modern villa with swimming pools is located ten minutes from the center of Crikvenica and a large sandy city beach. It is located in a quiet area, in a quiet village, surrounded by nature, dry stone walls and Mediterranean vegetation and
--------------	--

neighboring villas, so it offers a real vacation in a luxurious environment. Out of a total of four residential units in the building, two one-storey are located on the ground floor, and two two-storey on the 1st and 2nd floor of the building. The apartment for sale here is two-storey and extends through the first and second floor. The first floor consists of an entrance hall with stairs to the upper floor, toilet with laundry, bedroom with private bathroom, kitchen with dining area and a spacious living room with access to a large covered terrace that connects to the north terrace on which a swimming pool and a barbecue area is located. The second floor consists of an entrance hall and two bedrooms - each with its own bathroom and access to a 23m² large, shared, semi-covered terrace. Both terraces offer a beautiful view of the sea and the island of Krk. The complete villa is built with top quality materials, ALU carpentry, underfloor heating (heat pump), inverter air conditioning, etc., and each residential unit will have complete privacy, separate entrance, private pool, outdoor and garage parking space, scooter parking space, storage and boiler room . Communication of the basement / garage with the upper floors is provided by a common staircase or elevator. The total area of the apartment with all its parts is 177m². At this moment, it is still necessary to finish the interior linings, which the customer can choose himself. **SPECIAL BENEFIT: BUYER DOES NOT PAY 3.00% SALES TAX ON REAL ESTATE !! EXTRAORDINARY OPPORTUNITY YOU DON'T WANT TO MISS !!! WE RECOMMEND!!! ID CODE: 228**

Additional contact info

Reference Number: 512911
Agency ref id: 228