

GORSKI KOTAR, LOKVE - Niskoenergetska moderna kuća, Lokve, House



Seller Info

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First Name: Agencija
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Company Name: DUX NEKRETNINE d.o.o.
Service Type: Selling and renting
Country: Croatia
Region: Primorsko-goranska županija
City: Rijeka
ZIP code: 51000
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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:	GORSKI KOTAR, LOKVE - Niskoenergetska moderna kuća
Property for:	Sale
House type:	detached
Property area:	281 m ²
Lot Size:	1335 m ²
Bedrooms:	4
Bathrooms:	2
Price:	675,000.00 €
Updated:	Nov 09, 2024

Condition

Newbuild:	yes
Built:	2021

Location

Country:	Croatia
State/Region/Province:	Primorsko-goranska županija
City:	Lokve
City area:	Lokve
ZIP code:	51316

Permits

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

Additional information

Energy efficiency:	A+
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Heating

Central heating:	yes
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Parking

Garage: yes
Number of parking spaces: 5
Covered parking space: yes

Description

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GORSKI KOTAR, LOKVE - Low-energy modern house A new prefabricated, highly energy-efficient house is located in a part of the untouched nature of Gorski Kotar near the lake, only twenty kilometers from the island of Krk and the city of Rijeka. It is located on a plot of land of 1616 m². Special in many respects, the house was built as a single-storey house with a gross floor area of 281 m² with the possibility of decorating the attic space, which has standing height on more than 50% of its surface area. On the ground floor there is an entrance hall, main dressing room, pantry, guest toilet, kitchen with dining room and living room, three bedrooms and two bathrooms and a garage. As many as three covered and illuminated outdoor terraces add to the uniqueness of this property. Due to its flat and smooth floors, made in microcement, in addition to being easy to maintain, this house is fully adapted to people with disabilities, which is a rare example on the market. The base plate is well insulated: waterproofing + 50 cm Styrofoam + floor heating distribution and covered with 8 cm screed. The basic construction of the walls and roof are wooden laminated beams, insulated with 16 cm of injected cellulose + 7 cm of Gutex panels + acrylic facade. The ceilings are made of plasterboard panels, above which there is a vapor-permeable foil and 35 cm of mineral wool. The exterior carpentry throughout the house is a seven-chamber PVC profile, with three-layer thermal insulating glass filled with inert gas and external aluminum blinds with folding mosquito nets. Two recuperators (air filtration devices) are installed on the house, which ensure ventilation without heat/cold losses. Underfloor heating of the building and sanitary water (300 l) was solved with a 16kW Dimplex heat pump, and complete preparation for the installation of 4 Fan-Coil cooling units was also done. Hot water distribution is recirculating, with a constant flow of hot water. Complete lighting is LED lighting. The devices in the house are powered by electricity via a photovoltaic (solar) "on-grid" power plant (capacity 10 kW) installed on the roof, and we single out energy A+ or higher household appliances - a built-in refrigerator with an ice maker and filtered cold water, a two-zone wine refrigerator, two freezers (170l and 400l), pyrolytic oven, microwave oven, induction stove, dishwasher, washing machine, dryer, TV, sink with shredder for organic waste. On the plot of 1335 m² there is a septic tank (16 m³), three absorption wells for rainwater, a water connection, 3 covered and 2 uncovered parking spaces with preparation for the installation of a charging system for electric cars. The house also has triple water filtration, i.e. mechanical, chemical and biological. The property is reached by an asphalt driveway in a completely landscaped environment, with minimal maintenance. The house has an energy certificate, a building and use permit and it has proper ownership. An exceptional house worth every look. *** Dear clients, the agency commission is charged in accordance with the General Business

Conditions www.dux-nekretnine.hr/opci-uvjeti-poslovanja ID CODE: 23522

Additional contact info

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