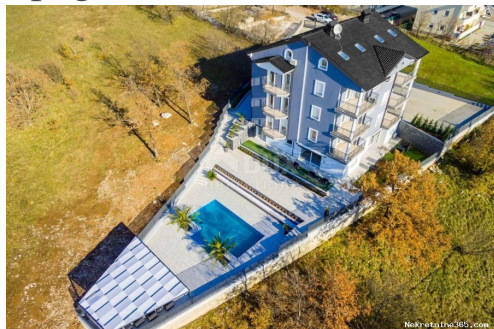


## VIŠKOVO, MARČELJI- exkluzivni dvoetažni stan 144m2 s korištenjem bazena - pogled na more, Viškovo, Flat



### Seller Info

Name: Agencija Dux nekretnine  
E-mail: [info@dux-nekretnine.hr](mailto:info@dux-nekretnine.hr)  
First Name: Agencija  
Last Name: Dux nekretnine  
Company Name: DUX NEKRETNINE d.o.o.  
Service Type: Selling and renting  
Country: Croatia  
Region: Primorsko-goranska županija  
City: Rijeka  
ZIP code: 51000  
Address: Tizianova 8  
Mobile: 385 91 480 8808  
Phone: 385 51 518 174  
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:	VIŠKOVO, MARČELJI- exluzivni dvoetažni stan 144m2 s korištenjem bazena - pogled na more
Property for:	Sale
Property area:	144 m <sup>2</sup>
Floor:	2
Number of Floors:	2
Bedrooms:	4
Bathrooms:	2
Price:	405,000.00 €
Updated:	Jul 02, 2024

### Condition

Newbuild:	yes
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### Location

Country:	Croatia
State/Region/Province:	Primorsko-goranska županija
City:	Viškovo
City area:	Marčelji
ZIP code:	51216



### Permits

Building permit:	yes
Ownership certificate:	yes

### Heating

Central heating:	yes
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### Parking

Number of parking spaces:	2
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### Description

Description:	VIŠKOVO, MARČELJI - exclusive two-story apartment 144m2 with use of the pool - sea view Two-story apartment on the 2nd floor and attic, consisting of a hallway, 3 bedrooms, 2 bathrooms, balcony, covered terrace, kitchen, living room
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and dining room, net useful area 143.69 m<sup>2</sup>. On the lower floor there is 1 room, bathroom, kitchen, living room and dining room with a total net usable area of 84.59 m<sup>2</sup>, and in the attic there is a bathroom, 2 bedrooms, a hallway with a total net usable area of 59.10 m<sup>2</sup>. The apartment is south-facing with a beautiful view of the sea. The entire interior of the apartment is very airy and pleasant, and at the exit from the dining room there is a terrace ideal for morning coffee and reading the newspaper. The apartment for sale is fully furnished with first-class furniture and appliances. The apartment has a SMART management system so that heating, blinds, lighting, air conditioners, security doors, video surveillance (of the apartment and around the building) can be controlled from one place in the apartment (where there is a large display). This SMART system can be very easily connected to a mobile device, so that all control functions can be transferred to a mobile device as desired by the apartment user.

**GARDEN AROUND THE BUILDING:** The owner of the apartment has the right to use the swimming pool and barbecue located on the huge garden of the building with the associated furniture. The common garden of the building is carefully landscaped and filled with Mediterranean plants. The apartment has 2 parking spaces - P7 in the house with a net usable area of 12.50 m<sup>2</sup> and parking space - P8 in the garden with a net usable area of 12.50 m<sup>2</sup> (total 25m<sup>2</sup>). Excellent infrastructure within a radius of 250 to 750 m: bus station, post office, bank, sports center, clinic, pharmacy, restaurant, school, kindergarten, shopping center, gas station... Definitely a nice property for a luxurious family life, but also suitable as investment in the form of elite tourism. Clean and tidy property.

**VIŠKOVO:** The municipality of Viškovo is located northwest of Rijeka on an area of only about 20 square kilometers. The proximity of Rijeka, Opatija, the border crossing with Slovenia, the beauty of nature and the convenience of living in a small town are the characteristics that make this region more and more attractive. Today, Viškovo is complete with all the facilities necessary for a modern way of living and doing business. In the center of the town there are: a church, a school, a kindergarten, a post office, a health center, a pharmacy, a library, banks, a branch of FINA, credit and savings and insurance companies, a gas station and a number of craft and service activities. There are several larger settlements. The settlement of Marinići is fourth in size, with the largest number of inhabitants, followed by: Viškovo, Marčelji, Saršoni, Mladenići, Sroki and Kosi. Dear clients, the agency commission is charged in accordance with the General terms and conditions of business:

[www.dux-nekretnine.hr/opci-uvjeti-poslovanja](http://www.dux-nekretnine.hr/opci-uvjeti-poslovanja) Dear potential buyers, renters and lessees, viewing the property that you are interested in and in which you have an interest is possible only and exclusively with the signing of the Real Estate Brokerage Agreement, for the purpose of protecting the owner of the property from visits by unregistered persons, and in accordance with the Data Protection Act and the Real Estate Brokerage Act. When viewing each property, the potential buyer/lessee/lessee is obliged to fill out and sign the Real Estate Brokerage Agreement, which states the following: - basic information about the potential buyer/lessee/lessee - basic information about the agency - the amount of the agency commission The agency commission for the buyer is 3 % (+25% VAT) of

the total agreed purchase price. The agency commission for the lessee is one monthly rent (+ 25% VAT). ID CODE: 24258

### Additional contact info

Reference Number: 518210

Agency ref id: 24258