

CRIKVENICA - Luksuzna novogradnja s panoramskim pogledom, Crikvenica, House



Seller Info

Name: Agencija Dux nekretnine
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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
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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:	CRIKVENICA - Luksuzna novogradnja s panoramskim pogledom
Property for:	Sale
House type:	detached
Property area:	345 m ²
Lot Size:	722 m ²
Bedrooms:	6
Bathrooms:	4
Price:	1,440,000.00 €
Updated:	Jul 10, 2024

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

Heating

Central heating:	yes
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Parking

Garage:	yes
Number of parking spaces:	3

Description

Description:	CRIKVENICA - Luxury new building with a panoramic view We offer an exclusive new building with a panoramic view of the sea. The villa is located in an
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excellent location in a dead-end street in a neighborhood where family houses and villas P+1 are planned. The villa consists of a basement where there is a 23 m² garage with a Hormann brand garage door, an engine room, a social area of 18 m² with a connection for a jacuzzi, a sauna and a toilet. On the ground floor there is a kitchen, dining room and living room in an 'open space' concept of 63 m², a bathroom, a walk-in closet next to the entrance and a laundry room. In front of the villa, the ground floor has a spacious covered terrace with a view of the sea, while behind the house there is a 32 m² swimming pool, a covered terrace at the entrance and preparation for ambient lighting, a summer kitchen and an outdoor shower. From the living room, there is the possibility of exiting to the front terrace and the pool from the back, which makes communication from all positions easier. The internal staircase leads to the basement and the 1st floor. On the first floor there is a master bedroom with a walk-in closet, a terrace and a bathroom. The bathroom in the 'master' room has a bathtub, shower, Geberit cisterns, Hansgroge ibox built-in elements for showers and sinks. The same high-quality materials were used throughout the villa, so the drainage was solved under the ceiling with quieter Geberit pipes. In addition to the master bedroom, there are three more bedrooms and two bathrooms on the first floor. Partition walls are in ytong and knauf. The electricity is currently in the first phase, i.e. it has been brought into the house with electrical cabinets on each floor, as well as conduits with electrical cables to the boxes for sockets and switches. The external carpentry is in the Schuco system with safety low-e glass, Roltek electric blinds (somfy motors of the last generation), additionally mosquito nets on the floor. Flat roof in TPO foil with associated insulation of 16-26 cm + river stone as additional insulation + roof sheets with gutters. Facade to the end in the STO system (STOSILCO K 2mm system). Papers in order. Opportunity and recommendation of agents. The town of Crikvenica is actually a sea riviera. Four towns in one! The town consists of Selce, Crikvenica, Dramalj and Jadranovo, almost joined in a unique series of tourist places. They are located along the coast of the Adriatic Sea, in the area of the Kvarner Gulf. Administratively, they belong to the Primorje-Gorski Kotar County, whose seat is 30 kilometers away in Rijeka. The city of Crikvenica is not only land. The sea also extends into the water area of the Vinodol channel, on an area of about 60 square kilometers. The centuries-old tourist tradition on the Crikvenica Riviera is a consequence of its excellent geographical location and good road connections. It is so close to visitors from Central Europe that they can reach it in one day by road. In addition to road, it can be reached by sea or air. Boaters find moorings in the city port. There are also many smaller harbors for your vessels on the Riviera. Not far away, in the marinas in Novi Vinodolski and on the island of Krk in Punt, winter mooring services are offered. The easiest way to get there by air is via Rijeka Airport, also located on the island of Krk, only twenty kilometers from Crikvenica. The climate on the Crikvenica Riviera is as mild and stable as Mediterranean you could wish for! Thanks to favorable weather conditions, you can enjoy many outdoor activities here almost all year round, from sailing to hiking, running, cycling and many others. The Riviera is located on the sea, yet close enough to the mountains, so in the same day you can enjoy the beach, diving,

sailing or sailing, and then in just half an hour you can reach the peace of the forest and taste healthy specialties made from medicinal plants. The Rivas of Crikvenica, Novi Vinodolski and Vinodol together have more than 300 km of various hiking and mountain trails and the same number of cycling trails. The epithets of the health riviera and the city of marathons only confirm what many people recognized more than a hundred years ago - Crikvenica is ideal for the health of all generations and a true paradise for athletes and recreationists. The heart of the Riviera is Crikvenica, the proud owner of the most beautiful city beach on the Adriatic. The picturesque town of Selce attracts attention with the beauty of tradition. Charming Jadranovo captivates with its connection to pristine nature, while Dramalj reveals why the stars shine more clearly and the music sounds more melodious here. Dear clients, the agency commission is charged in accordance with the General Terms and Conditions.

<https://www.dux-nekretnine.hr/opci-uvjeti-poslovanja> ID CODE: 22774

Additional contact info

Reference Number: 557302

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