

## LUKSUZNI DVOETAŽNI APARTMAN U MODERNOJ VILI, Crikvenica,

### Flat



#### Seller Info

Name: Eternium nekretnine  
First Name: Eternium  
Last Name: nekretnine  
Company Name: Eternium d.o.o.  
Service Type: Selling and renting  
Website: <https://www.eternium.hr>  
Country: Croatia  
Region: Primorsko-goranska županija  
City: Matulji  
City area: Ružići  
ZIP code: 51213  
Address: Ružići 25 / i  
Mobile: 00385951110555  
About us: Dobrodošli u Eternium d.o.o.,  
tvrtku koja je više od samo  
agencije za nekretnine.

Naš put započinje Mauro Slavić 2023. godine, a u stvarnosti još 2018. godine, kada je ušao u svijet nekretnina. U radu kroz nekoliko agencija za posredovanje pokazao se kao vrsni agent koji je svojim znanjem, upornošću i kontinuiranim usavršavanjem ostvario izvanredne rezultate te stekao brojne poslovne kontakte i zadovoljne klijente.

Pa je tako logičan slijed bio da nastane Eternium d.o.o. i da tržištu ponudi nešto drugačije, gdje klijent neće biti samo broj, već član i dio Eternium obitelji.

A na kraju krajeva, zato i nosimo naziv Eternium – jer se nadamo da će naša suradnja sa Vama dragi klijenti, biti

dugovječna na obostrano  
zadovoljstvo.

Ako prodajete, kupujete,  
iznajmljujete ili investirate u  
nekretninu(e), mi stojimo čvrsto  
uz Vas u jednoj od najvažnijih  
odluka u Vašem životu.

Pratimo Vas u svim aspektima  
kupoprodaje, radimo otvoreno i  
transparentno jer smatramo da  
je Vaše povjerenje i  
zadovoljstvo ključ uspjeha.

Eternium d.o.o. je član HGK  
(Hrvatske Gospodarske  
Komore), posjedujemo licencu  
za obavljanje djelatnosti i  
potpisnik smo Kodeksa etike u  
poslovanju posrednika u  
prometu nekretnina – sve radi  
transparentnosti i Vaše  
sigurnosti!

Reg No.: 129/2023

## Listing details

### Common

Title:	LUKSUZNI DVOETAŽNI APARTMAN U MODERNOJ VILI
Property for:	Sale
Property area:	177 m <sup>2</sup>
Floor:	1
Number of Floors:	2
Bedrooms:	4
Bathrooms:	3
Terrace area:	23 m <sup>2</sup>
Price:	685,000.00 €
Updated:	Jan 10, 2024

### Condition

Newbuild:	yes
Built:	2022

### 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: A



## Heating

Central heating: yes

## Parking

Number of parking spaces: 1

## Description

Description:

A luxurious modern villa with swimming pools is located ten minutes from the center of Crikvenica and the large sandy city beach. It is located in a quiet area, in a quiet settlement, 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-level units are located on the ground floor, and two two-level units are located on the 1st and 2nd floor of the building. The apartment for sale here has two floors and extends through the first and second floor. The first floor consists of an entrance hall with stairs to the upper floor, a toilet with a laundry room, a bedroom with its own bathroom, and a living room which consists of a kitchen with a dining room and a spacious living room that opens onto a large covered terrace that connects to the northern terrace on which the swimming pool is located. The second floor consists of an entrance hall and two bedrooms - each with its own bathroom and access to a 23m<sup>2</sup> large, common, semi-covered terrace. Both terraces offer a wonderful view of the sea and the island of Krk. The complete villa is built with top quality materials, and we can point out some of them: anti-theft entrance door, ALU carpentry, underfloor heating (heat pump), top quality ceramics and sanitary ware, inverter air conditioning, etc., and each residential unit has complete privacy, separate entrance, private pool, outdoor and garage parking space, parking place

for moped/motorcycle, storage room and boiler room. Communication of the basement/garage with the upper floors is provided by a common staircase and elevator. The total area of the apartment with all its parts is 177m<sup>2</sup>, while only the residential part is 117m<sup>2</sup>. **\*\* THERE IS A POSSIBILITY TO PURCHASE ANOTHER GARAGE PARKING PLACE!! \*\* SPECIAL BENEFIT: THE BUYER DOES NOT PAY 3.00% REAL ESTATE SALES TAX!!** The usage permit and etage elaborat are in the process of being finalized, so according to the obtained ownership documentation, the seller guarantees a quick and easy transfer of ownership!! **AN EXTRAORDINARY OPPORTUNITY YOU DON'T WANT TO MISS!!! THIS IS OUR RECOMMENDATION!!! ID CODE: MS-2**

### Additional contact info

Reference Number: 557877  
Agency ref id: MS-2  
Contact phone: +385 95 111 0 555