

KRALJEVICA - Obiteljska kuća + građevinski teren (781 m2), Kraljevica, House



Seller Info

Name:	Agencija Dux nekretnine
E-mail:	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:	KRALJEVICA - Obiteljska kuća + građevinski teren (781 m2)
Property for:	Sale
House type:	detached
Property area:	370 m ²
Lot Size:	635 m ²
Bedrooms:	9
Bathrooms:	3
Price:	1,300,000.00 €
Updated:	Nov 21, 2024

Condition

Built:	2012
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Location

Country:	Croatia
State/Region/Province:	Primorsko-goranska županija
City:	Kraljevica
City area:	Kraljevica
ZIP code:	51262

Permits

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

Additional information

Energy efficiency:	In preparation
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Heating

Central heating:	yes
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Parking

Garage: yes
Number of parking spaces: 7

Description

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KRALJEVICA - Family house + building plot (781 m²) In a quiet location, approx. 500 m from the sea and the city center, this attractive property is located on a plot of 1563 m², completely surrounded by a stone wall on two sides. It is sold exclusively as a whole. The house, built in 2012, covers an area of approx. 370 m² and consists of a garage, tavern, office space (45 m²), two apartments 1 bedroom + living room (2 x 33 m²) and a two-story apartment 4 bedrooms + living room (175 m²). On the 635 m² garden there are several parking spaces, a gazebo with a barbecue and a space for socializing (46 m²) and a garden with various fruit trees and Mediterranean plants. Due to its size, it allows the construction of a swimming pool. All residential units have their own entrances. Access to the garage and office space is possible from the outside as well as via the internal staircase. Smaller apartments are fully furnished and equipped for rent and achieve extremely good annual results of reservations and reviews. Each has a terrace with a sea view. The two-story apartment has three exits to the garden from the lower floor, while two of the four rooms on the upper floor have their own terraces with a view of the sea. The property was not built with the intention of selling it, but as a project for the construction of a family home, and attention was paid to every detail in terms of quality, functionality and comfort. 55 cm thick walls with 14 cm thick thermal insulation and PVC joinery with three-layer glass, mosquito nets and aluminum shutters in the color of golden oak guarantee energy efficiency. The pellet boiler located in the tavern is connected to underfloor heating in all rooms, except in two smaller apartments where the preparation for radiators was carried out. Two quality Daikin air conditioners with inverters are sensibly placed in the large apartment, while one is located in each of the smaller apartments and one in the office space. The office also has its own electricity consumption meter. Of the other equipment, the connection for telephone and Internet and video surveillance should be highlighted. Building land as a separate plot of 781 m² represents an excellent opportunity to build an apartment house near the family home as an investment for tourist rental. 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: 26721

Additional contact info

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