

## PREKRASAN STAN U MODERNOJ NOVOGRADNJI, 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:	PREKRASAN STAN U MODERNOJ NOVOGRADNJI
Property for:	Sale
Property area:	103 m <sup>2</sup>
Number of Floors:	3
Bedrooms:	3
Bathrooms:	2
Terrace area:	98 m <sup>2</sup>
Price:	565,000.00 €
Updated:	Feb 05, 2024

### Condition

Newbuild:	yes
Built:	2023

### 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: 3

## Description

Description: This luxurious modern villa with swimming pools is located 10 minutes from the center of Crikvenica and the large sandy city beach. It is located in a quiet area and 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 single-level units are located on the upper ground floor, and two two-level units are located on the 1st and 2nd floors of the building. The flat/apartment for sale here is one-level, and is located on the north side of the upper ground floor. It consists of an entrance hall, a guest toilet, two bedrooms with their own bathrooms and access to a common terrace of 34m<sup>2</sup>, and a living area which consists of a kitchen with a dining area and a spacious living room with access to a large terrace. There is also a boiler room with pool equipment and a large storage room that can be used for various purposes. Further on, this previously mentioned terrace joins the southern terrace where the swimming pool and sunbathing area are located, and from which there is a beautiful view of the sea and the island of Krk. The entire villa was built with first-class materials, so it is the same in this apartment - top-quality ALU carpentry, underfloor heating (heat pump) throughout the entire floor, top-quality ceramics and sanitary ware, inverter air conditioning, etc. are installed. Each residential unit, including this one, has complete privacy ensured, separate entrance, private pool, outdoor and garage parking space, moped/motorcycle parking space, additional storage in the garage and boiler room

with storage. Communication of the basement/garage with the upper floors is provided by a common staircase and elevator. The total area of this apartment with all its parts is 247.50 m<sup>2</sup>, and when the legal coefficients of all terraces and other things are taken into account, the apartment has a paper size of slightly more than 101 m<sup>2</sup>. A recapitulation of surfaces would look like this: APARTMENT: 78.30m<sup>2</sup> TERRACES TOTAL: 100m<sup>2</sup> (with a coefficient = 25m<sup>2</sup>) POOL: 3m X 6m = 18m<sup>2</sup> STORAGE: 18.60m<sup>2</sup> (with a coefficient = 14m<sup>2</sup>) PARKING: 33m<sup>2</sup> (with a coefficient = 12m<sup>2</sup>) \*\* THERE IS A POSSIBILITY TO PURCHASE ANOTHER GARAGE PARKING PLACE!! \*\* SPECIAL BENEFITS: \*\* THIS APARTMENT IS FOR SALE COMPLETELY FURNISHED AND READY TO MOVE IN!! \*\* \*\* THE BUYER DOES NOT PAY THE 3.00% OF TAX ON REAL ESTATE TRADE!! \*\* The use permit and floor plan 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!!! AFFORD TO YOURSELF A PIECE OF LUXURY!! THIS IS OUR RECOMMENDATION!! ID CODE: MS-66

### Additional contact info

Reference Number: 566535  
Agency ref id: MS-66