

Luksuzna vila s bazenom od 33 m2-Tribalj, Vinodolska Općina, House



Seller Info

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About us: Foundation of the Estera ulaganja d.o.o. company resulted from the need to support numerous citizens in obtaining loans, either cash or housing loans. Our assistance in obtaining housing loans (for buying or renovation) includes good knowledge of documentation related to buying and selling properties (there is much reason in saying "If a bank checked the property, it must be free and clear of encumbrance") as well as the entire process in connection with selling or buying property. More than once our clients who inquired their credit standing before buying asked us questions (What should I do if I am buying on credit?), they ask recommendation for buying (It is worth buying?, Does the documentation meet loan

requirements?) or selling (What is the market price? How to clear encumbrances or restrictions on title deeds?). This inevitably leads to the conclusion that it makes sense in offering our services on the property market since our interests are compatible and entire buying and selling process is quite often connected to a loan. We can offer our service all over Croatia. Company's head office is in Zagreb, Nemčićeva ulica 10, while branch offices are in Varaždin, Kukuljevićeva ulica 17 and Osijek, Zrinjevac 10a. We have been actively seeking premises for our office in Zadar, which would be sufficient for the first phase of our activity and development of our agency. We do hope that you will recognize our enthusiasm and qualifications for the services we offer and that we will reach the goal through mutual cooperation.

Listing details

Common

Title:	Luksuzna vila s bazenom od 33 m2-Tribalj
Property for:	Sale
Property area:	330 m ²
Lot Size:	380 m ²
Bedrooms:	5
Bathrooms:	4
Price:	720,000.00 €
Updated:	Feb 06, 2024

Condition

Condition:	Kept
Built:	2018

Location

Country:	Croatia
State/Region/Province:	Primorsko-goranska županija
City:	Vinodolska Općina
City area:	Tribalj
ZIP code:	51243

Permits

Building permit:	yes
Ownership certificate:	yes
Inspection certificate:	yes



Additional information

Infrastructure:	Electricity
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Description

Description: Prodaje se prekrasna, luksuzno namještena vila u Tribalju, nedaleko od Crikvenice, pored prekrasnog Tribaljskog jezera. Ukupna stambena površina vile iznosi 330 m² i sastoji se od četiri spavaće sobe, svaka sa svojom kupaonicom, kuhinje, blagovaonice, dnevnog boravka, dva balkona, terase, igraonice, saune i grijanog unutarnjeg bazena. Sve sobe su klimatizirane, sustav grijanja temeljen na principu toplinske pumpe zrak-voda plus podno grijanje u cijelom objektu. Grijani unutarnji bazen (32 m², dubine 135 cm) ima ugrađeno podno grijanje oko bazena i grijani zid uz bazen. U neposrednoj blizini bazena nalazi se sauna, tuš i odvlaživač zraka. Na istom katu nalazi se i igraonica s teretanom, iz koje se izlazi u dvorište gdje se nalazi terasa sa sunčalištem i roštiljem. Na krovu bazena pripremljene su cijevi za postavljanje solarnih panela. Vila se od 2019. godine koristi isključivo u svrhu iznajmljivanja i vrlo je dobro zauzeta tijekom cijele godine (S NAJVIŠIM OCJENAMA), što bi značilo da je povrat ulaganja moguć u relativno kratkom vremenu. Grad Crikvenica najpopularnije je turističko mjesto u Kvarnerskom zaljevu. Prekrasna Crikvenička rivijera proteže se 8 km duž hrvatske obale. Odlična investicija! Crikvenica je više od 125 godina sinonim za odličan turizam u Hrvatskoj. Njuh i šarm mogu se osjetiti svugdje u prekrasnom ljetovalištu i predgrađu Dramalja, Selca i Jadranova. Vila je izgrađena 2018. godine i odlikuje se prekrasnim pogledom na Tribaljsko jezero. Ovo je idealno polazište za aktivne turiste, bilo da se radi o ribolovu, planinarenju, plivanju, paraglidingu, brdskim biciklističkim turama i još mnogo toga. Uživajte u svim blagodatima prekrasne prirode. Za više informacija kao i dogovor oko pregleda nekretnine molimo nazovite na: +385995321981 WA/Viber Salem Oručević. Kroatien: große und luxuriöse Villa mit Pool Hier steht eine schöne, luxuriös eingerichtete Villa zum Verkauf in Tribalj, nicht weit von Crikvenica, neben dem schönen Tribaljer See. Die Wohnfläche der Villa beträgt 330 m² und besteht aus vier Schlafzimmern mit

jeweils eigenem Bad, zwei Toiletten, Küche, Esszimmer, Wohnzimmer, zwei Balkonen, Terrasse, Spielzimmer, Sauna und beheiztem Innenpool. Alle Räume sind klimatisiert, Heizungssystem nach dem Prinzip einer Wärmepumpe Luft - Wasser plus Fußbodenheizung im gesamten Objekt. Der beheizte Innenpool (32 m², 135 cm tief) verfügt über eine eingebaute Fußbodenheizung rund um den Pool und eine beheizte Wand am Pool. In unmittelbarer Nähe des Pools befindet sich eine Sauna, Dusche und Luftentfeuchter. Auf der gleichen Etage befindet sich auch ein Spielzimmer mit einem Fitnessraum, von dem aus Sie in den Hof gelangen, wo sich eine Terrasse mit Liegewiese und Grill befindet. Auf dem Dach des Pools befinden sich vorbereitete Auszüge für Sonnenkollektoren. Die Stadt Crikvenica ist der beliebteste Urlaubsort der Kvarner Bucht. Die traumhafte Riviera von Crikvenica, erstreckt sich über 8 km entlang der kroatischen Küste. Mittlerweile seit über 125 Jahren steht Crikvenica für ausgezeichneten Tourismus in Kroatien. Den Flair und Charme spürt man überall im herrlichen Urlaubsort und in den Nebenorten der Riviera Dramalj, Selce und Jadranovo. Die Villa wurde ab 2019 ausschließlich zum Zwecke der Vermietung genutzt und ist das ganze Jahr über sehr gut belegt (MIT TOP-BEWERTUNGEN), was bedeuten würde, dass der Return on Investment in relativ kurzer Zeit möglich ist. +385995321981
WA/Viber Salem Oručević

Additional contact info

Reference Number: 567321
Agency ref id: 1140