

## CRIKVENICA, GRIŽANE - Prekrasna samostojeća kuća s bazenom i pogledom na more!, Vinodolska Općina, 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  
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:         | CRIKVENICA, GRIŽANE - Prekrasna samostojeća kuća s bazenom i pogledom na more! |
| Property for:  | Sale   |
| House type:    | detached   |
| Property area: | 278 m <sup>2</sup>   |
| Lot Size:      | 727 m <sup>2</sup>   |
| Bedrooms:      | 7  |
| Bathrooms:     | 3  |
| Price:         | 625,000.00 €   |
| Updated:       | Jul 12, 2024   |

### Condition

|                  |      |
|------------------|------|
| Built:           | 2012 |
| Last renovation: | 2022 |

### Location

|                        |                             |
|------------------------|-----------------------------|
| Country:               | Croatia                     |
| State/Region/Province: | Primorsko-goranska županija |
| City:                  | Vinodolska Općina           |
| City area:             | Grižane-Belgrad             |
| ZIP code:              | 51250                       |

### Permits

|                        |     |
|------------------------|-----|
| Ownership certificate: | yes |
|------------------------|-----|

### Additional information

|                    |   |
|--------------------|---|
| Energy efficiency: | A |
|--------------------|---|



### Parking

|                           |     |
|---------------------------|-----|
| Garage:                   | yes |
| Number of parking spaces: | 7   |

## Description

Description:

CRIKVENICA, GRIŽANE - Beautiful detached house with pool and sea view!  
We are mediating the sale of a beautiful newly built house in the vicinity of the small town of Grižane in the hinterland of Crikvenica, just 4 km from the sea! This property represents an extraordinary opportunity for year-round living, a cottage or an investment as a vacation home, given that the house consists of as many as 3 storey residential units with separate entrances. One of the main advantages is certainly a quiet location surrounded by stunning nature, and only 10 minutes from the sea and beaches in Crikvenica. The house consists of: - Apartment 1 on the ground floor - consists of a garage, two bedrooms, hallway, living room with kitchen and dining room, bathroom, two covered terraces and a storage room with a total area of 114 m<sup>2</sup>. - Apartment 2 on the 1st floor - consists of a guest toilet, a living room with a covered terrace, a kitchen with a dining room, a bathroom, a bedroom with a terrace and a wonderful view of the sea and nature, a total area of 88 m<sup>2</sup>. - Apartment 3 on the 2nd floor (high attic) - consists of a staircase, a bedroom, a living room, a kitchen with a dining room, a bathroom, a corridor and a balcony with an amazing view of the sea and the surrounding mountains. The total area is 76 m<sup>2</sup>. Additional advantages of the property are: - it is located as the end of a house in a dead-end street, right next to a beautiful forest along the green belt - inside the garden there is a swimming pool, two barbecues, a beautiful garden with Mediterranean plants and several parking spaces - the apartments are completely decorated in a classic style with with elegant British and Italian furniture/decorations (furniture by arrangement) - an excellent opportunity for investment with a nice annual return Grižana - Belgrad, the second most populated place in the Vinodol municipality. A small place with a rich history in the hinterland of Crikvenica lies under the ruins of the Frankopan town and karst cliffs. Grižane is located under the rugged cliff GRIŽ, after which they got their name. The ruins of the Frankopan town dominate above Grižan. This oasis of greenery and peace ensures a rest of mind and body, while everyone who wants to learn about the past of this gentle place can visit the sights located in this area. Grižane is an ideal choice for all lovers of untouched nature that offers a multitude of opportunities for an active vacation. Walking along well-maintained walkways, visiting numerous viewpoints from which you can enjoy an incredible view of Kvarner, cycling and paragliding are just some of the possibilities offered by Grižane. The property is definitely worth your attention. Contact the agents to view the property! 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: 31976

## Additional contact info

Reference Number: 623974  
Agency ref id: 31976