

## Rijetkost! Bulevard, kuća sa garažom za djelomičnu adaptaciju, Rijeka, House



### Seller Info

Name: Sendi Vinski  
First Name: Sendi  
Last Name: Vinski  
Company Name: Sendi Real Estate  
Service Type: Selling and renting  
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Region: Primorsko-goranska županija  
City: Rijeka  
ZIP code: 51000  
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About us: SENDI REAL ESTATE d.o.o.  
Šetalište 13. divizije 21  
51000 Rijeka  
Reg No.: 135/2020

### Listing details

#### Common

Title: Rijetkost! Bulevard, kuća sa garažom za djelomičnu adaptaciju  
Property for: Sale  
House type: residential-commercial  
Property area: 199 m<sup>2</sup>  
Lot Size: 111 m<sup>2</sup>  
Number of Floors: 3  
Bedrooms: 10  
Bathrooms: 3  
Price: 540,000.00 €  
Updated: Jul 31, 2024

#### Condition

Last renovation: 2022

#### Location

Country: Croatia  
State/Region/Province: Primorsko-goranska županija

City: Rijeka  
City area: Bulevard  
ZIP code: 51000

## Permits

Ownership certificate: yes

## Additional information

Energy efficiency: In preparation



## Parking

Garage: yes  
Number of parking spaces: 1

## Description

Description: A rarity in the offer! Boulevard, we are mediating the sale of a residential and commercial unit consisting of a garage and office space in the basement, first floor, second floor and attic. The property is located in an extremely attractive location, as there are schools, kindergartens, public transport, parks, fitness centers, shops... just a few minutes' drive from the city center. The value of the house is also given by the garage, which is a rarity in this part of the city, and the office space - workshop, which can be converted into another garage, and its size is 43.84 m<sup>2</sup>. On the ground floor there is a fully adapted apartment that is not furnished, and consists of two bedrooms, a bathroom, a kitchen, a dining room, a living room and a spacious terrace, the size of which is 78.61 m<sup>2</sup>. The entire first floor is occupied by office space of 83.68 m<sup>2</sup>, which can be rearranged and repurposed with minor investments, which would result in a bright and sunny apartment with a view of the sea and an exit to the balcony. The attic space of 36.63 m<sup>2</sup> is ready for decoration, which gives us another nice living space. The house is surrounded by cascading terraces, access to the house is possible from two sides. Very interesting real estate, a rarity on the market! Dear customers, in accordance with the Law on Brokerage in Real Estate, viewing the property is only possible with the signature of the Brokerage Agreement. According to the same, the buyer has the obligation to pay the agency commission in case of realization of the purchase. ID CODE: 1509

## Additional contact info

Reference Number: 629860  
Agency ref id: 1509

Contact phone: 098 443 289