

## Šmrika, roh bau kuća s pogledom i prostranom okućnicom, Kraljevica, House



### Seller Info

Name: Sendi Vinski  
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Šetalište 13. divizije 21  
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### Listing details

#### Common

Title: Šmrika, roh bau kuća s pogledom i prostranom okućnicom  
Property for: Sale  
House type: detached  
Property area: 294 m<sup>2</sup>  
Lot Size: 811 m<sup>2</sup>  
Number of Floors: 2  
Bedrooms: 13  
Bathrooms: 3  
Price: 449,000.00 €  
Updated: Jul 31, 2024

#### Location

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

## Additional information

Energy efficiency: C

## Parking

Number of parking spaces: 3

## Description

Description: Far from the city crowds and noise, in Kraljevica, in the coastal settlement of Šmrika, Roh-bau houses with a total living area of 394 m2 are for sale, spread over the basement, ground floor and high attic. The basement is finished and there is an apartment consisting of an entrance hall, bathroom, two bedrooms and a kitchen with living room. The ground floor has two entrances. On the one hand, one enters a large business space that served the previous owner as a workshop with an office. The second, residential part, consists of an entrance hall, bathroom and open space living room with balcony. An internal staircase leads to the high ground floor where there is a large living room with kitchen and dining area with access to the roof terrace, bathroom, toilet and two bedrooms with balconies with beautiful panoramic sea views. The house is surrounded by a green garden of 811 m2, decorated with stone details and Mediterranean plants. It is located in a very quiet and peaceful location, only a 15-minute drive from Rijeka. Ideal for larger families or seasonal rentals. ID CODE: 449

## Additional contact info

Reference Number: 630209

Agency ref id: 449