

## RIJEKA, ČAVLE - samostojeća kuća na traženoj lokaciji, Čavle, House



### Seller Info

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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  
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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:	RIJEKA, ČAVLE - samostojeća kuća na traženoj lokaciji
Property for:	Sale
House type:	detached
Property area:	264 m <sup>2</sup>
Number of Floors:	1
Bedrooms:	4
Bathrooms:	2
Price:	285,000.00 €
Updated:	Oct 26, 2024

### Condition

Built:	1962
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### Location

Country:	Croatia
State/Region/Province:	Primorsko-goranska županija
City:	Čavle
City area:	Čavle
ZIP code:	51219

### Permits

Building permit:	yes
Ownership certificate:	yes

### Heating

Central heating:	yes
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### Parking

Garage:	yes
Number of parking spaces:	5

### Description

Description:	RIJEKA, ČAVLE - detached house in a sought-after location From the offer, we highlight a house in a rare and always sought-after location. It consists of ground and first floor. The ground floor consists of a one-room apartment, a storage room and a large garage or workshop, while on the first floor there is a large apartment
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of 130 m<sup>2</sup>, which consists of three rooms, a living room, a kitchen with a dining room, a bathroom, a hallway, a veranda, a storage room and a balcony. The house has oil-fired central heating, is connected to electricity, water, gas and sewage. A large, flat, fenced yard can be used for the construction of another building. The house is habitable, however, it requires decoration. The building has proper ownership documentation as well as a use permit. In addition to expert advice, the agency service includes checking the complete ownership documentation, drafting all the necessary legal documents for the registration of the new owner in the land register. If you decide for us, Dux nekretnine agency will be happy to help you choose verified contractors as well as recommend the most favorable credit line. A real estate agent is at your disposal for all additional questions and information! Due to its location and proximity to all important amenities such as a store, bank, post office, fine shop, school, kindergarten, health center, pharmacy, bus station, shopping centers, this property is ideal for both living space and business-residential space. Excellent traffic connections to the center of Rijeka can be reached in about 10 minutes by car, as well as to the Kukuljanovo Industrial Zone. The municipality of Čavle is located only eight kilometers from the center of Rijeka in the direction of Zagreb. An admirable view when you climb the historic Lujzijana road to the Buzdohanj plateau from which you can see the Grobnik Alps. Sometimes they are grey, other times green or blue, but the people of Rijeka and their guests may like them best when they are snow-white. It is a link to the slopes of Platka, a regional sports, recreation and tourist center, and in winter, a ski resort unique in that you ski while looking at the sea. Nearby is the Grobnik Automotodrom, a meeting point for motorcyclists from all over Europe, as well as a small airport - therefore, Grobnik is a "collective" place for all lovers of fast driving, competitive spirit and adrenaline. Due to the specificity of the relief and geological structure, as well as different vegetation, you will encounter Mediterranean plants here, but also those typical of higher regions, such as linden and elder. This is also the end of a rich history - walking through Grobnički polje you will come across the remains of a Roman limes. Throughout history, many armies passed through this region and many battles were fought here, the most famous of which was the one with the Tatars from 1242. Legend has it that, in the 16th century, morčići were created right here, as a memorial to the fight with the Turks - a recognizable Rijeka detail of women's jewelry (a black man with a turban). And maybe just a morčić - as earrings, a pendant or a bracelet will be your souvenir from the Rijeka region. Above Grobnički polje is the town of Grobnik, a stone city - a signatory of the Vinodol Code from 1288, one of the oldest legal documents written in the Croatian language. The church of St. Philip and Jakov, which has been standing here for 900 years. The only museum of contemporary fine art in the Rijeka area is located in the town of Grobnik. There is a beautiful view from the viewpoint of the town of Grobnik, and if that is not enough, we can go down to the Grobnik Airport and see all the beauty and luxury of the municipality of Čavle and beyond with one flight. Dear clients, the agency commission is charged in accordance with the General Business Conditions: [www.dux-nekretnine.hr/opci-uvjeti-poslovanja](http://www.dux-nekretnine.hr/opci-uvjeti-poslovanja) ID CODE: 30964

## Additional contact info

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