

Crikvenica - luksuzni stan sa panoramskim pogledom, Crikvenica, Flat



Seller Info

Name: Kaiser Immobilien
First Name: Kaiser
Last Name: Immobilien
Company Name: Kaiser Immobilien d.o.o.
Service Type: Selling and renting
Website: <https://kaiser-immobilien.hr/>
Country: Croatia
Region: Primorsko-goranska županija
City: Opatija
ZIP code: 51410
Address: Maršala Tita 97
Mobile: 00385992140008
Phone: 0038551823491
About us: The professional team of experts for exclusive real estate of the agency KAISER IMMOBILIEN becomes a partner for clients in a pleasant, undisturbed, discreet and intimate atmosphere. We strive to meet the highest standards and with great commitment we find the perfect property for you. With our expertise, dedication, our instinct and knowledge of the regional market, you can build your dream property in the locations of Kvarner, Istria, Dalmatia and the whole of Croatia. We advise you from the first appointment to the conclusion of the contract and beyond. Each client is approached individually with maximum trust.

The founders of the agency are Silviya Panuccio and Dean Luić.

Leave it to our team of experts who know every challenge on

the way to the best real estate.

Our focus is quality, safety and finding the perfect property for the money invested.

Reg No.: 133/2024

Listing details

Common

Title:	Crikvenica - luksuzni stan sa panoramskim pogledom
Property for:	Sale
Property area:	78 m ²
Number of Floors:	2
Bedrooms:	3
Bathrooms:	2
Terrace area:	98.2 m ²
Price:	565,000.00 €
Updated:	Oct 03, 2024

Condition

Newbuild:	yes
Built:	2019
Last renovation:	2023

Location

Country:	Croatia
State/Region/Province:	Primorsko-goranska županija
City:	Crikvenica
City area:	Crikvenica
ZIP code:	51260

Permits

Building permit:	yes
Ownership certificate:	yes



Additional information

Elevator:	yes
Energy efficiency:	In preparation

Parking

Garage: yes
Number of parking spaces: 3

Description

Description:

Kaiser Immobilien presents a wonderful luxury apartment in Crikvenica with a panoramic view of the sea, the island of Krk, Učka and Velebit. Description of the apartment: The apartment consists of a living room and a kitchen according to the concept of open space, a hallway, two bedrooms, each of which has its own bathroom, and a separate small toilet. The rooms lead out to a separate terrace behind the house with an area of 34 m², of which 9 m² is in the garden. At the front of the apartment there is a large terrace with a total area of 85 m², of which 20.6 m² is for the pool. The large terrace offers a wonderful panoramic view. From the large terrace you can enter the external storage room of 14 m², while in the garage there is a smaller storage room of 4.56 m². An elevator leads from the garage to the front door of the apartment. The door is anti-burglary, which can be unlocked with a key or smart fingerprint system. The price of the apartment includes an outdoor parking space for a car and a motorcycle, as well as a garage parking space, as well as a storage room. Each apartment has its own swimming pool with surroundings, and additional storage is available for the apartment. Technical characteristics: The building is built in a combination of concrete and brick blocks - Wienerberger Izo profi 25, which contains 15 cm of stone wool for the purpose of thermal insulation. The complete basement is in a reinforced concrete construction, and is thermally insulated with XPS-styrofoam 10 cm thick, and the waterproofing is done with a Sikaplan G 15 PVC membrane. The windows and doors are made of aluminum, Schuco AWS 65. The thermal insulation is solved with the Rofix facade system, with a thickness of 5 cm to 15 cm, depending on the part of the building, and the roof surface has 20 cm of styrofoam and a Sikaplan TPO membrane. All external vertical surfaces of the fence walls are covered partly with Brac stone and partly with Istrian Kanfanar. The grounds of the courtyard and terrace are covered with ceramics, as are the swimming pools. Each pool has a waterfall and preparation for water heating. The parking spaces are covered with Semmerlock concrete blocks. The interior of the apartment, i.e. the floor coverings, are wooden. Bathrooms and toilets are fully furnished. The ceilings of the apartments are covered with the Knauf system and additional thermal insulation. The apartment is heated with floor heating on a heat pump, and cooling with an air conditioning system, in each room separately. The complete system is manufactured by Vaillant. The facility is equipped with an alarm and video surveillance. Heating, cooling, starting blinds can be done via the smart system. Distance from the apartment: Rijeka Airport - 20 km Pula Airport - 1412 km Zagreb Airport - 176 km Ljubljana - 147 km Munich - 548 km Vienna/Vienna - 523 km Prague - 846 km Shop - 800 m Beach - 800 - 1500 m Restaurant - 200 - 1000 m Agency commission for the customer is 3% + VAT. The commission covers all services related to the purchase and is paid only in the case of real estate purchase, at the conclusion of the first legal act. For more information or to

arrange a viewing, contact our agent. ID CODE: 110-030

Additional contact info

Reference Number: 648073
Agency ref id: 110-030