

## Mrzla Vodica, niskoenergetska kuća u blizini jezera, Lokve, House



### 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 Silvija 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:	Mrzla Vodica, niskoenergetska kuća u blizini jezera
Property for:	Sale
House type:	detached
Property area:	281 m <sup>2</sup>
Lot Size:	1335 m <sup>2</sup>
Bedrooms:	7
Bathrooms:	2
Price:	650,000.00 €
Updated:	Oct 03, 2024

### Condition

Newbuild:	yes
Built:	2022

### Location

Country:	Croatia
State/Region/Province:	Primorsko-goranska županija
City:	Lokve
City area:	Zelin Mrzlovodički
ZIP code:	51316

### Permits

Building permit:	yes
Location permit:	yes
Ownership certificate:	yes

### Additional information

Energy efficiency:	A+
--------------------	----



### Heating

Central heating: yes

## Parking

Number of parking spaces: 4

## Description

Description:

Kaiser Immobilien has the opportunity to present you a beautiful and unique low-energy house near the lake. The property is located in a beautiful and quiet location, and consists of an entrance hall, main wardrobe, pantry, guest toilet, kitchen, living room, three bedrooms and two bathrooms, and an additional 281 m<sup>2</sup> attic space. All external carpentry is seven-chamber plastic, with three-layer thermopane glass, and aluminum blinds are installed on the outside, and mosquito nets on all doors and windows. The walls are insulated with 16 cm of injected cellulose, seven cm of Gutex panels, and an acrylic facade. Underfloor heating and a system of heat pumps are distributed throughout the house, and two recuperators are installed on the house, which ensure ventilation without heat/cold loss. A garage, three covered and two uncovered parking spaces and preparation for the installation of a charging system for electric cars are located in the beautiful and meticulously landscaped yard. There are three more covered and illuminated terraces. This excellent property, by all parameters, represents an excellent investment for green and ecologically oriented buyers. Feel free to contact your agent for a viewing. ID CODE: 102-145

## Additional contact info

Reference Number: 648743  
Agency ref id: 102-145