

## Rijeka, Martinkovac – Luksuzna moderna obiteljska vila s bazenom i pogledom na more, Rijeka, 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:	Rijeka, Martinkovac – Luksuzna moderna obiteljska vila s bazenom i pogledom na more
Property for:	Sale
House type:	detached
Property area:	400 m <sup>2</sup>
Lot Size:	961 m <sup>2</sup>
Number of Floors:	1
Bedrooms:	8
Price:	1,300,000.00 €
Updated:	Oct 03, 2024

### Condition

Built: 2015

### Location

Country:	Croatia
State/Region/Province:	Primorsko-goranska županija
City:	Rijeka
City area:	Martinkovac
ZIP code:	51000

### 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: The real estate agency Kaiser Immobilien has this unique property in its offer, which was built from the very beginning according to the principles of elegance, comfort and luxury. The villa is divided into two floors with a total living area of 380 m<sup>2</sup> and stands on a plot of land with an area of 1,000 m<sup>2</sup>. The apartment on the ground floor consists of a living room designed as one large open space connected to the kitchen and dining room. There are also 3 bedrooms, 2 large bathrooms, 1 smaller one for guests, terraces and a swimming pool. On the first floor there is an apartment with the same layout and a fantastic view of the entire Kvarner. The garden is very neat, well maintained, full of all kinds of Mediterranean greenery, which add a special charm to this wonderful villa. The villa is built from high-quality materials (stone wool 10 cm, underfloor heating, heat pump, high-quality aluminum windows, ceramics and sanitary ware) and furnished with first-class designer furniture. Exceptionally high-quality, prestigious and recommendable property in an attractive location, ideal for a comfortable family life. ID CODE: 101-085

## Additional contact info

Reference Number: 648989  
Agency ref id: 101-085