

## Kraljevica, Šmrika – Nova vila s bazenom i pogledom na more, Kraljevica, 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:	<a href="https://kaiser-immobilien.hr/">https://kaiser-immobilien.hr/</a>
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:	Kraljevica, Šmrika – Nova vila s bazenom i pogledom na more
Property for:	Sale
House type:	detached
Property area:	250 m <sup>2</sup>
Lot Size:	900 m <sup>2</sup>
Number of Floors:	2
Bedrooms:	7
Bathrooms:	5
Price:	950,000.00 €
Updated:	Nov 18, 2024

### Condition

Newbuild:	yes
Built:	2021

### Location

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

### Permits

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

### Additional information

Energy efficiency:	In preparation
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### Heating

Central heating:	yes
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## Parking

Number of parking spaces: 4

## Description

Description: Kaiser Immobilien offers for sale a beautiful modern villa on three floors with a swimming pool and a beautiful open sea view. The house consists of three floors. In the basement of the villa there is a gaming room, a wellness area with a sauna and a massage pool, a toilet, a boiler room and a storage room. An internal staircase leads to the ground floor, which consists of one room with a bathroom, a toilet, an open space living room, a kitchen, a dining room and an exit to a terrace with a fireplace. The second floor includes two rooms, each with its own bathroom, and a balcony with a beautiful view of the sea. In the back part of the garden there is a children's playground, and in the front part there is a large infinity pool for young and old. The house is equipped with video surveillance, fire alarm and intercom. The house has a floor heating system, air conditioning (stop systems), and preparation for central heating. There is a fenced parking lot within the garden, with a remote-controlled gate. Recommendation. ID CODE: 102-032

## Additional contact info

Reference Number: 649001  
Agency ref id: 102-032  
Contact phone: +385 91 5404 646