

Šmrika, obiteljska kuća s pogledom na more, Kraljevica, House



Seller Info

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About us: " Relax Nekretnine" real estate agency specializing in Kvarner, Primorje-Gorski Kotar County (Crikvenica, Jadranovo, Dramalj , Selce, Novi Vinodolski, Vinodol municipality, Krk Island, Senj and surroundings) provides a full range of services to future and potential owners and buyers of their own home, residential / business squares, apartments, land or house.

Entered in the register of real estate agents at the Croatian Chamber of Commerce, we adhere to and comply with all legal regulations and regulations, while guaranteeing the quality of service and access to each client.

Commission fee of 3% + VAT ,

includes all obligations during the transcript, entry in the register and various other services that can save the buyer up to 100 working hours during mandatory regulations and procedures, as well as avoid waiting at counters and other challenges when buying real estate .

OFFICE WORKING HOURS:

Mon - Fri: 08: 00h - 16: 00h

Saturday: 09: 00h - 13: 00h

(May, June, July)

Sunday: Closed

Office address:

Kralja Tomislava 88, 51260

CRIKVENICA

AGENTS 'WORKING

HOURS: 24/7

Listing details

Common

Title:	Šmrika, obiteljska kuća s pogledom na more
Property for:	Sale
House type:	detached
Property area:	286 m ²
Lot Size:	1034 m ²
Number of Floors:	2
Bedrooms:	6
Bathrooms:	3
Price:	1.00 €
Updated:	Oct 10, 2024

Condition

Built: 2004.

Location

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

ZIP code: 51262

Permits

Building permit: yes
Ownership certificate: yes

Additional information

Energy efficiency: In preparation

Heating

Central heating: yes



Parking

Garage: yes
Number of parking spaces: 6

Description

Description: The family house is located in Šmrika, the floors are ground floor and 1st floor and has a total gross area of 286m² with an additional 41m² of covered terraces. The area of the plot is 1034m². The house was built in 2004. The house offers a view of the sea. The building is in an extremely convenient location, only a few minutes' drive from the main road and the highway. The house is connected to two asphalted streets that are not busy roads, which allows great flexibility in the organization of the yard and access to cars. The building is connected to electricity, telecommunication infrastructure (optics possible), water supply. A sedimentation tank is used for waste water. The heating system is realized by radiators that are connected to the central oil-fired boiler room. Cooling is by air conditioning. On the ground floor, installations have been made for the possibility of setting up a kitchen, so that the house can be divided into two apartments without any construction interventions! The main access is from the north via the entrance terrace in the windbreak, which leads from the corridor to the bathroom, kitchen with storage, dining room and spacious living room. The living room is dominated by a glass wall through which there is a view of the sea and an exit to a large covered terrace. On the first floor there is also a sleeping tract with two bedrooms and a bathroom. On the ground floor there are three bedrooms, a bathroom, a laundry room, a garage, a tavern and a boiler room. The northern part of the yard is intended for parking (up to 5 cars) and the main pedestrian crossing. On the south side, there is pedestrian and vehicular access through the courtyard gate to the garage and the ground floor. The yard has been landscaped, and all

fences and retaining walls have been built. Extension and reconstruction possibilities are extremely large and flexible with regard to the spatial plan. The house can be extended for even two floors (approx. 200m²), and it is also possible to build an auxiliary building of even 200+m² and a swimming pool in the yard.
ID CODE: 990

Additional contact info

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