

## Crikvenica, kuća sa tri apartmana, Crikvenica, House



### Seller Info

Name: Sendi Vinski  
First Name: Sendi  
Last Name: Vinski  
Company Name: Sendi Real Estate  
Service Type: Selling and renting  
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About us: SENDI REAL ESTATE d.o.o.  
Šetalište 13. divizije 21  
51000 Rijeka  
Reg No.: 135/2020

### Listing details

#### Common

Title: Crikvenica, kuća sa tri apartmana  
Property for: Sale  
House type: semi-detached  
Property area: 145 m<sup>2</sup>  
Lot Size: 150 m<sup>2</sup>  
Number of Floors: 1  
Bedrooms: 6  
Bathrooms: 3  
Price: 580,000.00 €  
Updated: Oct 18, 2024

#### Condition

Built: 1930  
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

Energy efficiency: C

## Heating

Central heating: yes



## Parking

Number of parking spaces: 1

## Description

Description: Crikvenica center, we are mediating the sale of a beautiful house with three apartments! Completely renovated and modernly equipped, the house is being sold with high-quality furniture. It consists of three separate residential units, each with its own entrance, currently serving long-term apartment rentals. On the ground floor, there are two apartments. The first apartment has a hallway, bedroom, kitchen, living room, bathroom, and terrace. The second apartment, with an entrance from the back of the house, includes a kitchen with a dining and living room, a bedroom, bathroom, storage room, and terrace. External stairs lead to the upper floor, where a spacious apartment is located. It consists of a hallway, kitchen with dining and living room, bathroom, bedroom with an en-suite bathroom, balcony, and large terrace. The two ground-floor apartments can easily be combined into one larger residential unit. All apartments are air-conditioned, and one of them also has underfloor heating and a pellet stove. The yard is landscaped and offers a garden with a barbecue and a garden house providing privacy. There is also the possibility of building a swimming pool, which would further increase the property's value. A 4.5 kW solar power plant is installed on the roof, sufficient for the entire property. There is an option to upgrade it with an additional 5.5 kW, which would enable pool heating if the future owner decides to build one. High ceilings provide an additional sense of spaciousness, and the overall space represents a perfect blend of modern and traditional design. This property offers

excellent opportunities for vacation or investment, and its location in a quiet street close to the sea makes it particularly attractive. There are very few similar properties available in such a location. Dear buyers, in accordance with the Real Estate Brokerage Act, property viewings are only possible with the signing of a Brokerage Agreement. According to the same, the buyer is obliged to pay the agency commission in case of purchase. ID CODE: 2196

### **Additional contact info**

Reference Number: 662139  
Agency ref id: 2196  
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