

## Kuća od 430 m<sup>2</sup> na tri etaže sa dvije garaže, Kraljevica, House



### Seller Info

Name: Dogma Nekretnine  
First Name: Dogma  
Last Name: Nekretnine  
Company Name: Dogma nekretnine d.o.o.  
Service Type: Selling and renting  
Website: <https://dogma-nekretnine.com>  
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About us: DOGMA nekretnine d.o.o. is an experienced and licensed agency specializing in real estate. We have been present in this business for more than 20 years - from a small agency with only two employees through many years of work and effort, we have grown into a company with over 80 employees. In that period, with our work and attitude towards clients and business, we became the leading agency in the Primorje-Gorski Kotar County and the leading in Croatia. The Agency currently operates at the following locations: headquarters in Rijeka, F. la Guardia.6, branch office within the Tower Center Rijeka, J.P.Kamova 81a (4th floor), branch office in Opatija, Maršala Tita 97, branch office in Labin, Ulica Slobode 3; branch office in Umag, Joakima Rakovca 4, branch office in Pula, Anticova 5 and in Zagreb,

Ulica grada Vukovara 284  
(Almeria building D). Our  
teams are at your disposal in all  
locations!

## Listing details

### Common

Title:	Kuća od 430 m <sup>2</sup> na tri etaže sa dvije garaže
Property for:	Sale
House type:	detached
Property area:	430 m <sup>2</sup>
Lot Size:	735 m <sup>2</sup>
Bedrooms:	8
Bathrooms:	3
Price:	440,000.00 €
Updated:	Oct 29, 2024

### 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
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### Parking

Garage:	yes
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### Description

Description:	<p>A large detached house for sale, which consists of a ground floor and two floors. The house is situated on a plot of 891 m<sup>2</sup> in a quiet part of Šmrika. The plot also has a detached garage building of approximately 56 m<sup>2</sup> (6.50 x 8.50 m), 3.86 m high. On the ground floor, there is another garage of 37 m<sup>2</sup>, entrance hall, large kitchen with dining room of 30 m<sup>2</sup> with underfloor heating, bedroom, bathroom and storage for fuel oil tank as well as the laundry room. On the 1st and 2nd floor there are spacious two-bedroom apartments with a large living room with access to terraces offering an open view of the sea and islands. The basement is a room of</p>
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approximately 15 m<sup>2</sup> intended for storing food items. The heating of the house is central and air-conditioned, and the preparation of hot water is done by solar panels. The second floor can be separated if necessary by an external staircase to obtain three residential units. Styrofoam insulated facade. Quality PVC joinery with grills, paved garden, on the side, prepares for the pool and sundeck. The house is furnished and as such is for sale ready for tourist renting, housing or other activities. For all information and sightseeing please call Astrid Mikac [astrid.mikac@dogma-nekretnine.com](mailto:astrid.mikac@dogma-nekretnine.com) 0911223306 ID CODE: 13305

### Additional contact info

Reference Number: 677857

Agency ref id: 13305