

## CRIKVENICA - luksuzna vila u Crikvenici s grijanim bazenom te panoramskim pogledom na more i Kvarner, Crikvenica, House



### Seller Info

|               |   |
|---------------|---|
| Name:         | Agencija Dux nekretnine   |
| E-mail:       | info@dux-nekretnine.hr  |
| First Name:   | Agencija  |
| Last Name:    | Dux nekretnine  |
| Company Name: | DUX NEKRETNINE d.o.o.   |
| Service Type: | Selling and renting   |
| Country:      | Croatia   |
| Region:       | Primorsko-goranska županija   |
| City:         | Rijeka  |
| ZIP code:     | 51000   |
| Address:      | Tizianova 8   |
| Mobile:       | 385 91 480 8808   |
| Phone:        | 385 51 518 174  |
| About us:     | <p>Dux nekretnine agency operates with the aim of raising the quality of real estate brokerage to a higher level of professionalism and mutual satisfaction of the parties with which it cooperates. How do we do that? We approach each client humanely and professionally in order to facilitate one of the biggest and most important decisions in life - buying real estate.</p> <p>Our offer includes a wide range of high quality and very attractive properties in the Kvarner, Istria, islands and wider surroundings in order to satisfy the refined tastes of our longtime customers. The buying and selling process takes place at the highest level of quality with our reliability and commitment to each individual client. Our job is not done until we see a smile on the faces of clients. And even then</p> |

because we like to stay in touch  
even after the contract is signed  
- because our mission is more  
than just a job.

## Listing details

### Common

|                |  |
|----------------|--|
| Title:         | CRIKVENICA - luksuzna vila u Crikvenici s grijanim bazenom te panoramskim pogledom na more i Kvarner |
| Property for:  | Sale   |
| House type:    | detached   |
| Property area: | 283 m <sup>2</sup>   |
| Lot Size:      | 325 m <sup>2</sup>   |
| Bedrooms:      | 5  |
| Bathrooms:     | 5  |
| Price:         | 1,279,000.00 €   |
| Updated:       | Nov 08, 2024   |

### Condition

|           |      |
|-----------|------|
| Newbuild: | yes  |
| Built:    | 2022 |

### Location

|                        |                             |
|------------------------|-----------------------------|
| Country:               | Croatia                     |
| State/Region/Province: | Primorsko-goranska županija |
| City:                  | Crikvenica                  |
| City area:             | Crikvenica                  |
| ZIP code:              | 51260                       |

### Permits

|                        |     |
|------------------------|-----|
| Building permit:       | yes |
| Location permit:       | yes |
| Ownership certificate: | yes |

### Heating

|                  |     |
|------------------|-----|
| Central heating: | yes |
|------------------|-----|

### Parking

|                           |     |
|---------------------------|-----|
| Garage:                   | yes |
| Number of parking spaces: | 5   |
| Covered parking space:    | yes |

## Description

### Description:

CRIKVENICA - luxury villa in Crikvenica with a heated pool and a panoramic view of the sea and Kvarner A beautiful detached villa with an area of 283 m<sup>2</sup> is located in an excellent location in Crikvenica, only 600 meters from the coast, and has a terrace that offers a beautiful panoramic view of the sea and Kvarner. This villa combines modern architecture with a Mediterranean style, highlighting the high quality of construction and elegantly decorated interior and exterior. The interior is spread over two floors connected by an internal staircase. The upper floor contains the entrance, while the lower floor opens onto a spacious courtyard. On the lower floor there is a kitchen connected to the dining room and living room. In addition to the kitchen, there are also a pantry and a toilet. This floor also contains a study that can be adapted as an additional bedroom, and large windows fill the space with natural light and allow access to the yard from all sides. On the upper floor there are four bedrooms, two of which have their own bathrooms, while the rest share a common bathroom. The beautiful covered terrace provides the perfect place to relax. The master bedroom has a walk-in wardrobe, as well as access to the terrace from the bedroom and bathroom. The main bathroom is equipped with a large bathtub with a beautiful view of the sea. The interior of the villa is designed in a modern minimalist style, using high-quality furniture, which includes designer pieces and custom-made furniture. The entire space was decorated by a professional interior designer, ensuring a perfect balance between functionality and aesthetics. The villa is sold fully furnished, and the price includes a top-quality kitchen and audio-video devices. The outdoor terrace contains a barbecue and a large table for outdoor dining, while the heated pool with spa function, ambient lighting and a waterfall offers a magnificent swimming experience. The 325 m<sup>2</sup> grounds include an outdoor heated pool, sun deck and covered terrace, providing the perfect place to relax and enjoy the outdoors. The yard leads to an additional area that contains a wellness area, a sanitary facility and a boiler room. The exterior parts of the villa are enhanced with beautiful horticultural landscaping, with indigenous plants and trees such as olives, lavender and rosemary. The property is equipped with a Daikin heat pump for underfloor heating and ducted cooling, solar panels for hot water, electric blinds, controlled lighting, a pool management system and irrigation. The villa is also equipped with a smart home system, which enables control via mobile applications, alarm and video surveillance, as well as an anti-burglary coded entrance door. The property comes with three parking spaces, a double garage equipped with an electric charger for vehicles and two garage spaces. This is a unique opportunity to rent a villa during the tourist season or for personal use. To arrange a visit to the property, call the agent with confidence - consultation in German is possible. Dear clients, the agency commission is charged in accordance with the General Business Conditions: [www.dux-nekretnine.hr/opci-uvjeti-poslovanja](http://www.dux-nekretnine.hr/opci-uvjeti-poslovanja) ID CODE: 34630

## Additional contact info

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Agency ref id: 34630

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