

## SELCE - VILA NA ODLIČNOJ LOKACIJI, Crikvenica, House



### Seller Info

Name: Exclusive Nekretnine  
First Name: Exclusive  
Last Name: Nekretnine  
Company Name: Exclusive nekretnine d.o.o.  
Service Type: Selling and renting  
Website: <https://www.exclusive-nekretnine.hr>  
Country: Croatia  
Region: Primorsko-goranska županija  
City: Opatija  
City area: Opatija  
ZIP code: 51410  
Address: Maršala Tita 65  
Mobile: +385(0)91/887-5855  
Phone: +385(0)51/498-068  
About us:

Founded in 2017 and situated in the heart of Opatija, on Maršala Tita Street No.65, and Kralja Tomislava 2 Crikvenica theExclusive nekretnine d.o.o has operated successfully in the entire area of Opatija,Rijeka,Crikvenica,Krk and his surroundings. In compliance with the Law of Intermediation on Real Estate, the Agency performs all required judicial activities to allow the most convenient market price at the moment of the real estate purchase and sale.

The Agency is a real estate licence holder and signatory to the Code of Business Ethics of the Croatian Chamber of Commerce. Its main activities consist of purchase intermediation, rental, sale and exchange of real estate

properties.

In addition, the Agency collaborates with external experts on matters of real estate evaluation and Energy Performance Certification.

For all our clients, we perform a complete verification of the official documentation found in the Land Registry as well as in the Cadastral records, from which we certify the property of the real estate.

Before stipulating a contract with the potential buyer we submit all the original documentation concerning the real estate property in question.

Following the stipulation of the contract we continue monitoring the whole process with particular attention to the property transfer and payment of taxes and other duties.

In cases where clients need to update their personal data concerning the property or the transfer of the real estate in question we cooperate with the National Power Companies and other Municipal Agencies and Institutions to offer complete support.

## Listing details

### Common

Title:	SELCE - VILA NA ODLIČNOJ LOKACIJI
Property for:	Sale
House type:	detached
Property area:	300 m <sup>2</sup>
Lot Size:	720 m <sup>2</sup>

Number of Floors: 2  
Bedrooms: 7  
Bathrooms: 5  
Price: 750,000.00 €  
Updated: Nov 12, 2024

## Location

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

## Permits

Building permit: yes  
Ownership certificate: yes

## Additional information

Energy efficiency: In preparation



## Heating

Central heating: yes

## Parking

Garage: yes  
Number of parking spaces: 4

## Description

Description: We are selling a villa in an excellent location in Selc. The villa was built on a plot of 720 m<sup>2</sup>, and it covers 300 m<sup>2</sup> of living space and three floors. On the ground floor there is a garage, a boiler room with a laundry room and a large storage room that can be converted into an apartment. On the floor, which is reached by an external staircase, there is a large living room, a kitchen with a dining room, a pantry, two bedrooms and a bathroom. A spacious interior staircase made of solid wood leads to the second floor, where there are four bedrooms and two bathrooms. On each floor there is a large terrace with an open view of the sea. The villa is characterized by extremely large rooms and elegance and has oil-fired central heating and air conditioning. There are beautiful large magnolia trees, cypress

trees, palm trees, persimmon trees and a variety of decorative Mediterranean shrubs and ornamental plants on the large garden. In front of the villa there is a possibility to park a large number of vehicles. According to the location information, it is possible to make four residential units in the building. It is a valuable property that is waiting for an opportunity to come into the hands of a person who will recognize its value and great potential, and it will once again shine in great splendor. For any additional questions, feel free to contact the agent: Sunčana Žmarić 095 711 7086 [suncana@exclusive-nekretnine.hr](mailto:suncana@exclusive-nekretnine.hr) ID CODE: 2431

### Additional contact info

Reference Number: 681547  
Agency ref id: 2431  
Contact phone: +385 (0) 95 711 7086