

## KRALJEVICA - Prostrana obiteljska kuća s bazenom i panoramskim pogledom na more, Kraljevica, House



### Seller Info

Name: Agencija Dux nekretnine  
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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  
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About us: 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. 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

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:	KRALJEVICA - Prostrana obiteljska kuća s bazenom i panoramskim pogledom na more
Property for:	Sale
House type:	detached
Property area:	200 m <sup>2</sup>
Lot Size:	1402 m <sup>2</sup>
Number of Floors:	2
Bedrooms:	6
Bathrooms:	3
Price:	575,000.00 €
Updated:	Nov 12, 2024

### Location

Country:	Croatia
State/Region/Province:	Primorsko-goranska županija
City:	Kraljevica
City area:	Kraljevica
ZIP code:	51262

### Permits

Ownership certificate:	yes
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### Additional information

Energy efficiency:	B
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### Heating

Central heating:	yes
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### Parking

Garage:	yes
Number of parking spaces:	3

## Description

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KRALJEVICA - A spacious family house with a swimming pool and a panoramic view of the sea For sale is a spacious house with a swimming pool, an elegantly decorated interior and a stunning view of Kvarner, perfect for family life and tourist rental. Located on a building plot of 1400 m<sup>2</sup>, this house of 190 m<sup>2</sup> offers the possibility of additional construction of 700 m<sup>2</sup>, and with its positioning near the sea and the Mediterranean garden, it provides an idyllic setting in which a unique combination of luxury and comfort stands out. In addition to excellent traffic connections, the recently built section of the highway will provide quick access to the Rijeka Airport (15 minutes), the center of Rijeka (25 minutes) and the island of Krk, making it even easier for tourists to arrive. The house is divided into two floors, connected by an internal staircase, and is detailed with carefully selected design details that further enhance the aesthetic value of the space. On the lower floor, with an area of 95 m<sup>2</sup>, there is a spacious apartment with an elegant living room, dining room and modern kitchen in an open concept. A large glass wall stretches along the entire space and leads to a large terrace, perfectly connecting the indoor and outdoor spaces. The apartment also has a spacious bedroom with a walk-in wardrobe, a bathroom and a storage room, and the terrace offers a perfect place to relax with a beautiful view of the sea. On the upper floor there are two apartments, each of about 40 m<sup>2</sup>. One is fully furnished and contains a bedroom, living room and bathroom, while the other is in high Roh-bau condition, offering the possibility of customization according to your own wishes. Both apartments have access to a spacious balcony with a magnificent view of the sea and islands. What further sets this property apart is the carefully maintained garden with well-kept horticulture, in which there is a 12-meter private swimming pool. The Mediterranean garden and outdoor area are designed to provide peace and privacy, while the spacious garage and additional parking space meet all needs. The house also offers central gas underfloor heating, and safety and comfort are additionally ensured by an alarm system, automatic blinds and an electric entrance fence. Categorized for tourist rental, this property is already successfully operating and represents an excellent opportunity to generate additional income. Perfect for a family home or a continuation of the tourism business, the house is characterized by luxurious furnishings, top-quality facilities and an outstanding location. For more information and to arrange a viewing, feel free to contact us! Dear clients, the agency commission is charged in accordance with the General Terms and Conditions. <https://www.dux-nekretnine.hr/opci-uvjeti-poslovanja> ID CODE: 34949

## Additional contact info

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