

## CRIKVENICA-KUĆA ZA ODMOR NA ODLIČNOJ LOKACIJI!!!

### Crikvenica, Дом



|                    |   |
|--------------------|---|
| :                  | Exclusive Nekretnine  |
| Имя:               | Exclusive   |
| Фамилия:           | Nekretnine  |
| Название компании: | Exclusive nekretnine d.o.o.   |
| Service Type:      | Selling and renting   |
| Вебсайт:           | <a href="https://www.exclusive-nekretnine.hr">https://www.exclusive-nekretnine.hr</a>   |
| Страна:            | Croatia   |
| Region:            | Primorsko-goranska županija   |
| City:              | Opatija   |
| City area:         | Opatija   |
| почтовый код:      | 51410   |
| Адрес:             | Maršala Tita 65   |
| Mobile:            | +385(0)91/887-5855  |
| Phone:             | +385(0)51/498-068   |
| О нас:             | 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.

## Детали объявления

### Общее

|                    |  |
|--------------------|--|
| Заголовок:         | CRIKVENICA-KUĆA ZA ODMOR NA ODLIČNOJ LOKACIJI!!! |
| Недвижимость для:  | Vendita  |
| Тип дома:          | отдельный  |
| Квадратных футов:  | 400 m <sup>2</sup>                               |
| Размер участка:    | 748 m <sup>2</sup>                               |
| Количество этажей: | 2  |
| Спальни:           | 14   |
| Ванные комнаты:    | 10   |
| Цена:              | 800,000.00 €                                     |
| Размещено:         | 25.06.2024                                       |

### Состояние

|                       |       |
|-----------------------|-------|
| Построенный:          | 1984. |
| Последнее обновление: | 2022. |

### Месторасположения

|                        |                             |
|------------------------|-----------------------------|
| Страна:                | Croatia                     |
| Государство / Регион / | Primorsko-goranska županija |
| Область:               |                             |
| Город:                 | Crikvenica                  |
| Площадь города:        | Crikvenica                  |
| Poštanski broj:        | 51260                       |

### Разрешения

|                              |    |
|------------------------------|----|
| Разрешение на строительство: | да |
|------------------------------|----|

Свидетельство о собственности: да

## Дополнительная

Энергоэффективность: B

## Отопление

Центральное отопление: да



## Парковка

Гараж: да

Количество: 6

парковочных мест:

## Описание

Дополнительная информация:

**CRIKVENICA-KUĆA ZA ODMOR NA ODLIČNOJ LOKACIJI!!** Prodaje se vrlo lijepa i uredna kuća za odmor na atraktivnoj lokaciji u Crikvenici, sa kuće se pruža lijepi pogled na more i okolicu. Kuća se sastoji od suterena, prizemlja, prvog kata i potkrovlja. U suterenu se nalaze dvije sobe, kuhinja, kupaonica s wc-om, velika ostava od 16 m<sup>2</sup>, kao i dvije garaže, svaka po cca 20 m<sup>2</sup>. Isto tako, u suterenu je smješten i apartman površine cca 30 m<sup>2</sup>, koji se sastoji od sobe, kuhinje i kupaonice s wc-om. U prizemlju je stan dvosoban s dnevnim boravkom, koji se sastoji od dnevnog boravka s kuhinjom (cca 30 m<sup>2</sup>), dvije sobe, dvije kupaonice s wc-om i terase površine cca 15 m<sup>2</sup>. Na nivou prizemlja smještan je bazen površine 24 m<sup>2</sup>, kao i jacuzzi za 6 osoba. Na prvom katu su četiri sobe sa četiri kupaonice s wc-om, kao i terasa koja se proteže po cijeloj širini zgrade s obje strane. Na potkrovlju su također četiri sobe, dvije kupaonice s wc-om, čajna kuhinja, kao i jedna čajna kuhinja u pripremi. Kuća ima vrlo lijepu i prekrasno uređenu okućnicu. Na okućnici ispred garaža postoje četiri parkirna mjesta, kao i dva mjesta u garažama. Kuća je opremljena solarnom elektranom (solarno zagrijavanje i sanitarna voda), ima tri klima uređaja, ima centralno grijanje na struju, instalirano je i centralno grijanje na plin, koje ima i svoje spremište za plin. Kuća je kompletno renovirana 2022. godine i zaista je u odličnom stanju, prodaje se kompletno namještena vrhunskim namještajem. Trenutno je u funkciji kuće za odmor i kategorizirana je s četiri zvjezdice. Uz male preinake kuća može biti u funkciji obiteljske kuće. Od mora kuća je udaljena cca 900 m zračne linije, cestom je udaljenost cca 2 km. **ODLIČNA NEKRETNINA NA LIJEPOJ LOKACIJI!!! NEKRETNINA ODLIČNA ZA POSAO, KAO I ZA OBITELJSKI ŽIVOT!!!** **CRIKVENICA-HOLIDAY HOUSE IN A GREAT LOCATION!!** A very nice and tidy holiday house for sale in an attractive location in Crikvenica, the house offers

a beautiful view of the sea and the surrounding area. The house consists of a basement, ground floor, first floor and attic. In the basement there are two rooms, a kitchen, a bathroom with a toilet, a large storage room of 16 m<sup>2</sup>, as well as two garages, each approx. 20 m<sup>2</sup>. Likewise, in the basement there is also an apartment of approx. 30 m<sup>2</sup>, which consists of a room, a kitchen and a bathroom with a toilet. On the ground floor is a two-bedroom apartment with a living room, which consists of a living room with a kitchen (approx. 30 m<sup>2</sup>), two bedrooms, two bathrooms with a toilet and a terrace of approx. 15 m<sup>2</sup>. On the ground floor there is a swimming pool with an area of 24 m<sup>2</sup>, as and a jacuzzi for 6 people. On the first floor there are four rooms with four bathrooms with toilets, as well as a terrace that stretches across the entire width of the building on both sides. In the attic there are also four rooms, two bathrooms with toilets, a kitchenette , as well as a kitchenette in preparation. The house has a very beautiful and beautifully landscaped garden. There are four parking spaces in the garden in front of the garage, as well as two spaces in the garage. The house is equipped with a solar power plant (solar heating and sanitary water), it has three air conditioners, it has electric central heating, gas central heating is also installed, which also has its own gas storage. The house was completely renovated in 2022 and is in really excellent condition, it is sold fully furnished with top quality furniture. It is currently in operation as a holiday home and is categorized with four stars. With small modifications, the house can function as a family home. The house is approx. 900 m away from the sea as the crow flies, the distance by road is approx. 2 km. EXCELLENT PROPERTY IN A BEAUTIFUL LOCATION!!! PROPERTY EXCELLENT FOR BUSINESS AND FAMILY LIFE!!! ID KOD AGENCIJE: 2203

## Дополнительная контактная информация

Внутренний контрольный номер: 619822  
Agency ref id: 2203