



## listing



### Στοιχεία μεσίτη

Όνομα:	ArKadia
Όνομα εταιρείας:	
Χώρα:	United Kingdom
Τηλέφωνο:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Στοιχεία καταχώρησης

Ακίνητο για:	Πώληση
Τιμή:	USD 1,015,340.62

### Τοποθεσία

Χώρα:	Croatia
Νομός/Περιοχή/Επαρχία:	Primorsko-Goranska Zupanija
Πόλη:	Crikvenica
Δημοσιεύθηκε:	08/02/2026
Περιγραφή:	

Luxury Seaside Villa for Sale in Crikvenica – 4 Residential Units, Pool & Sea Views! Just 700 meters from the Adriatic Sea , this exceptional luxury villa in Crikvenica combines private living and high-end investment potential . With a total built area of 352 m<sup>2</sup> on a 313 m<sup>2</sup> plot with swimming pool , this property is already generating rental income and offers clear opportunities for further growth. Perfect for buyers seeking a turnkey investment or premium family residence on the Croatian coast. Property Overview Total living area: 352 m<sup>2</sup> Land plot: 313 m<sup>2</sup> Residential units: 4 fully functional apartments Distance to the sea: 700 meters Pool: Heated saltwater pool with electrolysis system Parking: Garage + 6 dedicated parking spaces Villa Layout & Apartment Distribution Ground floor: Luxury 5★ apartment currently used for tourist rental First floor: Comfortable owner’s residence with 2 bedrooms Second floor: Studio apartment + additional 2-bedroom apartment All units are bright, fully furnished , and ready for immediate occupancy or continued rental operations . Each apartment has its own independent entrance , maximizing privacy and functionality. Technical Features & Comfort Central heating and hot water via heat pump Solar system for hot water Air conditioning in all units Separate electricity meters and water metering Independent billing for heating via calorimeters City sewer connection (gravity system) This villa has been meticulously designed with technical precision and superior quality materials, ensuring long-term reliability and low maintenance . Premium Outdoor Amenities Heated saltwater swimming pool Terraced Mediterranean garden BBQ area and outdoor social spaces Garage and 6 parking spots The outdoor area is ideal for relaxation, entertaining, and enjoying the Adriatic lifestyle , while the elevated position provides stunning sea views and complete privacy. Location & Investment Potential Situated in a quiet part of Crikvenica , surrounded by private villas and family homes, this property combines peaceful living with easy access to the city center and beaches . This is not a typical apartment house—it is a high-



standard, income-generating villa designed for the demanding tourism market . With proven rental performance, it offers turnkey security for investors seeking long-term profitability without the need for renovations. Why Choose This Property Turnkey luxury villa with proven rental income Exceptional technical standards and energy efficiency Fully furnished and ready-to-use apartments Prime Croatian coast location with sea views Heated pool, terraces, and Mediterranean garden Ideal for luxury tourism, long-term rentals, or private residence This villa represents a rare opportunity in Crikvenica to combine luxury coastal living with high-yield investment potential . Ref: RE-U-45171 Overall additional expenses borne by the Buyer of real estate in Croatia are around 7% of property cost in total, which includes: property transfer tax (3% of property value), agency/brokerage commission (3%+VAT on commission), advocate fee (cca 1%), notary fee, court registration fee and official certified translation expenses. Agency/brokerage agreement is signed prior to visiting properties.

## Κοινά

Κρεβατοκάμαρες:	6
Μπάνια:	4
Τελειωμένα τετραγωνικά πόδια:	352 τ.μ
Μέγεθος αυλής:	313 τ.μ

## Lease terms

Date Available:

## Επιπλέον πληροφορίες

Link: [http://www.arkadia.com/ZLWS-T3255/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/ZLWS-T3255/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Contact information

IMLIX ID: re-u-45171

