



## CRIVENICA - luxury villa in Crikvenica with a heated pool and a panoramic view of the sea and Kvarner



### Informações do Revendedor

|            |                                                                                                              |
|------------|--------------------------------------------------------------------------------------------------------------|
| Name:      | ArKadia                                                                                                      |
| Nome da    |                                                                                                              |
| Empresa:   |                                                                                                              |
| País:      | Reino Unido                                                                                                  |
| Telefone:  |                                                                                                              |
| Languages: | Dutch, English, French,<br>German, Italian, Polish,<br>Portuguese, Romanian,<br>Russian, Spanish,<br>Swedish |

### Detalhes do anúncio

|               |                  |
|---------------|------------------|
| Imóveis para: | Venda            |
| Preço:        | USD 1,464,828.06 |

### Localização

|                        |                                                      |
|------------------------|------------------------------------------------------|
| Country:               | Croácia                                              |
| State/Region/Province: | Primorsko-Goranska Županija                          |
| Cidade:                | Crikvenica                                           |
| Adicionado:            | 19/11/2024                                           |
| Informação adicional:  |                                                      |
| Location:              | Primorsko-goranska županija, Crikvenica, Crikvenica. |

CRIVENICA - 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)

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Construído: 2022

## Comum

|                         |                    |
|-------------------------|--------------------|
| Quartos de dormir:      | 5                  |
| Banheiro:               | 5                  |
| Pés quadrados acabados: | 283 m <sup>2</sup> |
| Tamanho do lote:        | 325 m <sup>2</sup> |

## Room details



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Total rooms: 5

## Building details

Parking: Sim  
Number of Garages: 1  
Outdoor Amenities: Pool

## Rental details

Furnished: Sim

## Lease terms

Date Available:

## Informação adicional

URL do site: [http://www.arkadia.com/IOUL-T18657/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/IOUL-T18657/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Contact information

IMLIX ID: 548712

