



<b>Code :</b>	00058
<b>Location :</b>	Crikvenica
<b>Building area :</b>	640 m2
<b>Land area :</b>	484 m2
<b>Number of bedrooms :</b>	13
<b>Number of bathrooms :</b>	13
<b>Number of toilets :</b>	8
<b>Distance from the center :</b>	500 m
<b>Distance from the sea :</b>	150 m

**Price : 1.450.000 €**

**BUILDING**

<b>Number of rooms :</b>	15
<b>Number of floors :</b>	3
<b>Energy class :</b>	in preparation
<b>Year of construction :</b>	1968
<b>Year of renovation :</b>	2018

**AMENITIES**

<b>Sea view :</b>	Yes
<b>Terrace :</b>	Yes
<b>Number of parking spaces :</b>	12

**HEATING & COOLING**

<b>Central heating (oil) :</b>	Yes
<b>Air conditioning :</b>	Yes

**INFRASTRUCTURE**

<b>Electricity :</b>	Yes
<b>Water :</b>	Yes
<b>Sewerage :</b>	Yes

**DOCUMENTATION**

<b>Ownership certificate :</b>	Yes
<b>Building permit :</b>	Yes
<b>Occupancy permit :</b>	Yes

We offer you an apartment house with potencial and 14 rooms. Famous and historical property for sale in Crikvenica, approx. 100 m from the sea and not far from the famous hotel. The property is spread over 4 floors and has a usable area of

approx. 640 m2, several terraces, balconies and loggias, and 12 parking spaces.

On the ground floor and basement there is a restaurant that has been awarded for years. Public work has been abolished for about 15 years, but the restaurant is still used for private meetings and local gatherings and is still fully equipped.

On the 1st floor there is an apartment of 110 m2 with a large terrace

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(approx. 90 m<sup>2</sup>) and a beautiful view of the sea and the island of Krk. The apartment was completely renovated in 2018. In the front there is a large living room with new rooms and a bathroom, and in the back of the room there is a large bathroom.

On the 2nd floor there is another spacious family apartment with approx. 100 m<sup>2</sup> of living space and 3 balconies overlooking the sea.

The apartment has a large living room, gallery, fully equipped kitchen, 2 bedrooms with wardrobe, bathroom and 2 toilets.

The whole property has central heating with heating oil, and two apartments have additional electric heating, which can be operated separately.

This property has a total of 12 parking spaces in the property.

The property is of special interest because it offers various tourist opportunities and purposes, depending on the renovation.

There is currently a project that envisages 6 apartments and a restaurant / canteen in the basement. The latter can also be visited by external guests / customers of the surrounding accommodation. It would be conceivable to adapt and open the entire restaurant and 3 apartments for guests above. In addition, the property offers the possibility of an exclusive holiday villa complex in a perfect location in Crikvenica.

The options are varied and offer a good return depending on the realization of this little gem.

The popular resort of Crikvenica, 35 km from Rijeka, now looks back on 130 years of tourism and offers infrastructure for health tourism, various sports and recreational activities, relaxing holidays with pets and long walks along the beautiful promenade and pebble beaches.

At the end of the 19th century, Crikvenica was part of the Austro-Hungarian Monarchy. After the construction of the first wooden baths on the coast in 1888. and the Therapia Hotel (now the Kvarner Palace Hotel) and Miramare (currently being renovated and repaired), begins the intensive development of tourism that prevails from year to year.

Very good offer!!!