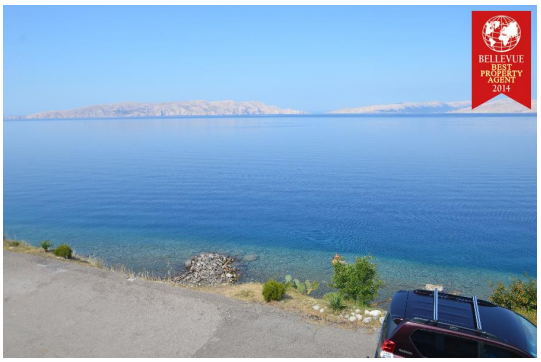
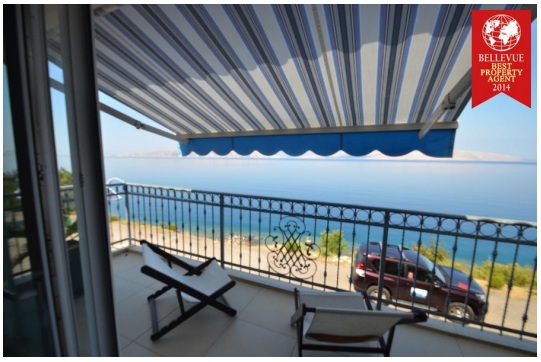










Code :	NAH1664
Location :	Crikvenica
Building size :	250 m2
Lot size :	800 m2
Distance from sea :	10 m
Number of rooms :	9
Year of built :	1980
Heating :	air conditioning
Energy efficiency :	processing

Price :	730.000 €

Makler-Courtage von 3% zzgl. den gesetzlichen Mwst ist bei Vertragsabschluss fällig.

House in first row by the sea

Seafront House in the First Row to the Sea – Detached Property with Four Apartments and Outstanding Investment Potential

Situated in an exceptional first-row seafront location, at the end of a quiet cul-de-sac with no through traffic, this detached property occupies an 800 m² plot and offers complete privacy, tranquility, and an authentic Mediterranean lifestyle. Properties in such an exclusive waterfront position are extremely rare, making this an outstanding opportunity for both private ownership and investment.

Built in 1980, the house offers 230 m² of living space, complemented by a traditional 20 m² konoba (wine cellar/tavern), ideal for entertaining, wine storage, or additional utility space.

The property is currently arranged into four fully furnished apartments, successfully operating as holiday rentals during the tourist season. It comprises one spacious 80 m² apartment and three additional apartments of 45 m² each. Thanks to its practical layout, the property can easily continue as a profitable rental business or be converted into an elegant private seaside residence.

The house is sold fully furnished, allowing the new owner to move in immediately or continue the existing rental operation without additional investment.

Utility connections for electricity, water, and telephone are in place, while wastewater disposal is provided by a septic system. Heating is supplied by a wood-burning stove, and three of the apartments are equipped with air conditioning.

The property also offers four private parking spaces and benefits from both a valid building permit and occupancy permit, ensuring a secure and straightforward purchase process.

Shops, restaurants, and the town centre are located only 1,000 metres away, providing the perfect balance between peaceful seafront living and convenient access to everyday amenities.

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