



**Šmrika, Villa with a three-story apartment, pool, and panoramic view of Kvarner**

*Croatia, Kvarner*

<b>Price:</b>	<b>€ 1 050 000</b>
<b>Object type</b>	House
<b>Market</b>	New building
<b>Year built</b>	2024
<b>Bedrooms</b>	4
<b>Number of rooms</b>	4
<b>Land area</b>	1007 m2
<b>Area</b>	350 m2
<b>Category</b>	For sale



Šmrika, Villa with a three-story apartment, pool, and panoramic view of Kvarner, unique for the comfort and high standard it offers to its future residents once completed. Located on an elevated position with an 800m<sup>2</sup> garden, all floors in this representative building are connected by internal stairs.

In the basement, there is a large room for social gatherings with a bathroom, laundry room, storage, boiler room, and a covered terrace with a pool. The ground floor features an open-space living area, a study, bathroom, a large balcony of 25.12m<sup>2</sup>, and decorative stairs leading to the upper floor with three bedrooms, each with its own bathroom.

The heating is underfloor across all levels, cooling is provided by a split air conditioning system, aluminum windows with mosquito nets and electric shutters, and security doors. The house includes a garage for 2 cars, a wine cellar beneath the garage, and outdoor parking in front of the building.

At this stage of construction, the buyer can choose the design of the tiles, parquet flooring, and sanitary fittings within the planned budget or for an additional cost.

**Contacts:**

**Alina Merca**

**GSM:** + 37129642499

(Viber, WhatsApp)

**E-mail:** alina@mgroup.lv