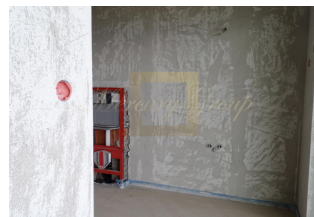




**Šmrika, a villa with a three-story apartment,, in the advanced shell and core stage**

*Croatia, Kvarner*

<b>Price:</b>	<b>€ 750 000</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



For sale, a modern three-story villa in Šmrika with panoramic views of Kvarner and a private swimming pool. Situated on an elevated location, the villa features a spacious garden of 800 m<sup>2</sup>. The interior floors are connected by stairs.

The basement includes a large recreational room with its own restroom, a laundry room, storage, boiler room, a covered terrace, and a swimming pool. The ground floor is designed as an open-plan living area with a study, bathroom, and a large balcony of 25.12 m<sup>2</sup>. Decorative stairs lead to the upper floor, where three bedrooms are located, each with its own bathroom, while the master bedroom has its own private, covered terrace.

The villa is equipped with underfloor heating on all floors, a split cooling system, aluminum windows with mosquito nets and electric shutters, and security doors. The property includes a garage for two cars, a cellar below the garage, and outdoor parking in front of the building.

At this stage of construction, the buyer can customize the villa according to their preferences—whether it's installing a heated pool, adding a jacuzzi, or converting the recreational room into a private home gym. All options are open at this stage.

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