



**Delnice, Lynx house, modern villa with an area of 477m<sup>2</sup>, equipped with a pool connection.**

*Croatia, Gorski Kotar*

<b>Price:</b>	<b>€ 550 000</b>
<b>Object type</b>	House
<b>Market</b>	New building
<b>Bedrooms</b>	5
<b>Number of rooms</b>	5
<b>Land area</b>	1200 m <sup>2</sup>
<b>Area</b>	1228 m <sup>2</sup>
<b>Category</b>	For sale



Delnice, Lynx house, a modern villa for sale with a total net usable area of 447 m<sup>2</sup> (ground floor + first floor).

The villa consists of 5 bedrooms, 5 bathrooms, a spacious living room, a double garage, and a basement.

On the upper floor, there are 3 rooms and 3 bathrooms. The top floor is unfinished.

The heating system is underfloor, complemented by a heat pump and fireplace. The joinery is a combination of wood and aluminum, while the floors are covered with parquet and ceramic tiles. Thermal insulation is done with 16-18 cm of graphite styrofoam, equivalent to 20-22 cm of white styrofoam. The roof is insulated with PUR.

The walls are made of hand-carved natural stone, each piece crafted on-site, while the boundary walls are constructed from local green stone. The land is prepared for pool installation.

The buyer chooses the type of flooring. Underfloor heating and the screed are installed up to the final stage; only the flooring and ceramics need to be chosen. Furniture is optional

The property is situated on 1200m<sup>2</sup>, surrounded by a centuries-old forest that guarantees privacy and peace for the new owners.

The villa is located just 10 minutes away from the Petehovac ski resort and sledding area. Excellent transportation connections allow you to reach Rijeka in 30 minutes and Zagreb in one hour. The villa is situated 12 km from Brod na Kupa (border crossing with Slovenia).



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In the immediate vicinity, you can find well-known tourist attractions of Gorski Kotar, such as the Kupa Valley, rafting, fishing, Butterfly Valley, Lokve Lake, and Golubinjak Forest Park.

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