

# Villa

Dramalj, Crikvenica, Kvarner



<b>Ref</b>	RE-U-30450
<b>Type</b>	Villa
<b>Region</b>	Kvarner > Crikvenica
<b>Location</b>	Dramalj, Crikvenica
<b>Front line</b>	No
<b>Sea view</b>	Yes
<b>Distance to sea</b>	400 m
<b>Floorspace</b>	80 sqm
<b>Plot size</b>	160 sqm
<b>No. of bedrooms</b>	2
<b>No. of bathrooms</b>	2
<b>Price</b>	€ 390 000

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Newly built villetta with swimming pool in Dramalj, Crikvenica - 400 meters from the sea!

Total area is 80 sq.m. Land plot is 160 sq.m.

The villa boasts its own entrance and comprises a ground floor with a living room, kitchen, bathroom, pantry, hallway, and a generous terrace, while the upper floor features two bedrooms, a bathroom, and a loggia.

Newly constructed and already operating as a successful rental property, this villa presents a compelling investment opportunity, particularly due to the concealed pool situated behind the house.

Additionally, there is ample parking space for 3-4 vehicles and a front terrace.

This property comes highly recommended by the agent as an excellent opportunity for investors.

Overall additional expenses borne by the Buyer of real estate in Croatia are around 7% of property cost in total, which includes: property transfer tax (3% of property value), agency/brokerage commission (3%+VAT on commission), advocate fee (cca 1%), notary fee, court registration fee and official certified translation expenses. Agency/brokerage agreement is signed prior to visiting properties.

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Price per m<sup>2</sup>:  
4875 €

Average price/m<sup>2</sup> of this type  
in this region:  
4276 €

Median price/m<sup>2</sup> of this type  
in this region:  
4044 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
4347 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
3859 €

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