

# Villa

Linardići, Krk, Kvarner



<b>Ref</b>	RE-U-30316
<b>Type</b>	Villa
<b>Region</b>	Kvarner › Island Krk
<b>Location</b>	Linardići, Krk
<b>Front line</b>	No
<b>Sea view</b>	Yes
<b>Distance to sea</b>	2000 m
<b>Floorspace</b>	170 sqm
<b>Plot size</b>	513 sqm
<b>No. of bedrooms</b>	4
<b>No. of bathrooms</b>	4
<b>Price</b>	€ 758 000

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Beautiful villa in Linardići, on Krk island, mere 2 km from the sea!  
Villa has total area of 170 sq.m. and land plot of 513 sq.m.  
Construction was completed in 2016.

It extends over two floors - ground floor and first floor.

On the ground floor there is a covered terrace of the entrance area, an entrance hall, a kitchen with a dining room and an exit to the side terrace, a living room with a view of the pool, a bedroom with its own bathroom and a guest toilet. An internal staircase leads to the first floor where there are three bedrooms with their own bathrooms, while two bedrooms also have an exit to the terrace with a beautiful view of the sea. The bathroom in the master room is equipped with a bathtub.

The landscaped yard consists of three parking spaces, a sunbathing area, a swimming pool, an outdoor shower, a children's playground, an outdoor brick grill and planted Mediterranean plants.

This wonderful villa is sold fully furnished, equipped with air conditioning and with preparation for central and solar heating. The carpentry is PVC, the facade is Styrofoam.

The villa is currently used as a tourist rental.

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>:  
4459 €

Average price/m<sup>2</sup> of this type  
in this region:  
4820 €

Median price/m<sup>2</sup> of this type  
in this region:  
4752 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
4348 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
3853 €

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