

Villa

Starigrad, Senj, Karlobag



Ref	RE-U-31039
Type	Villa
Region	Karlobag
Location	Starigrad, Senj
Front line	No
Sea view	Yes
Distance to sea	100 m
Floorspace	317 sqm
Plot size	1514 sqm
No. of bedrooms	3
No. of bathrooms	2
Price	€ 950 000

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Wonderful new villa in Starigrad, Senj area, mere 100 meters from the sea!
It is actually 1st line to the sea at the moment!

Perfectly isolated position!
Total area is 317 sq.m. Land plot is 1514 sq.m.

It consists of ground and first floor.

On the ground floor there is an open space room intended for living room, kitchen and dining room, one additional toilet, laundry room and garage.

Upstairs there are three bedrooms with attached loggias and two bathrooms. In the spacious courtyard of the villa there is a swimming pool, a garden, a barbecue and a children's playground. Private parking with 3 parking spaces is available in the yard.

The building is being sold unfurnished, in the phase of rough works (roh-bau). You can complete the villa upon your wishes.

Aluminum joinery was installed, as well as installations for underfloor heating on the ground floor, electricity and water. According to the project, in addition to floor heating, ceiling air conditioners for heating and cooling will also be installed.

The building is mere 100 m from the sea, and is located in an extremely attractive and isolated location in Starigrad.

At the moment there is nothing between the villa and the sea, it is currently on the 1st line to the sea.

Paklenica National Park and Northern Velebit Nature Park are located nearby, 2 km away.

The beautiful landscape also served as a film location during the filming of the movie Winnetou, and there is also a museum of the same name. The urban center and tourist center of Northern Dalmatia, the city of Zadar is 40 km away. There are also other interesting seaside places in the area, such as the island of Pag, whose impressive geography resembles the surface of the Moon, and the historic town of Nin, where the Queen's Beach, the longest sandy beach in Croatia, is located.

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 m²:
3785 €

Average price/m² of this type
in this region:
3872 €

Median price/m² of this type
in this region:
4074 €

Average price/m² of this type
in Croatia:
4343 €

Median price/m² of this type
in Croatia:
3846 €

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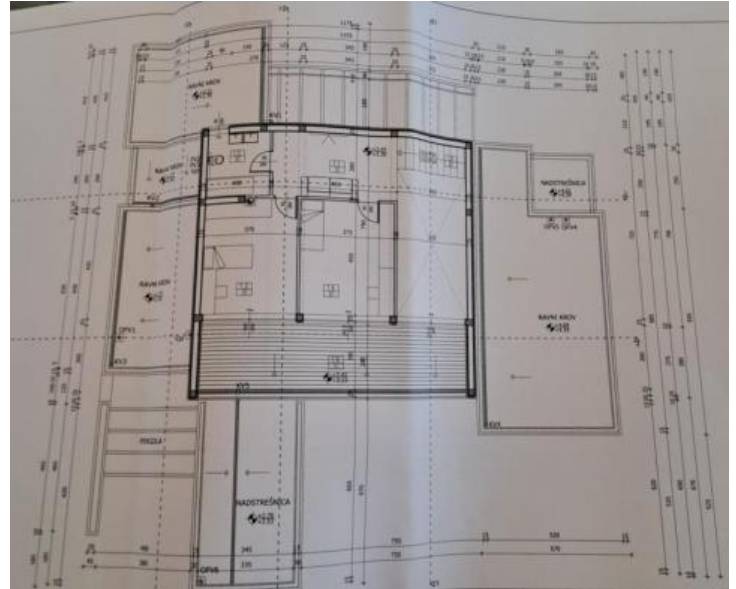
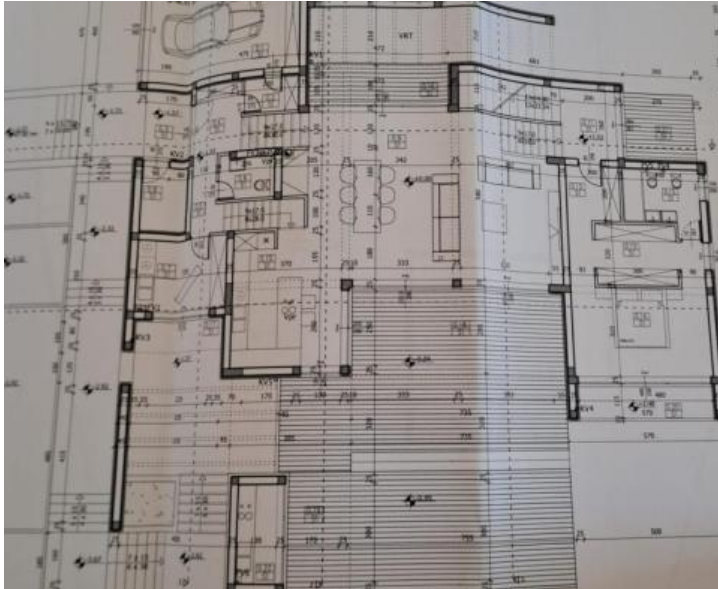
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površina parcele za izgradnju			1330,0	m ²
GBP nadzemno ukupno			317,07	m ²
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koefficient iskonstivosti nadzemno (kian)			0,24	
koefficienti iskonstivosti (kis)			0,24	
ukupna licirna površina			291,88	m ²
izgrađenost zgrade čestice			0,21946	
ISKAZ BRUTTO POVRŠINA				
	ZATVORENI PROSTORI	OTVORENI PROSTORI		UKUPNO
prizemlje				224,24
	zatvoreni prostori	224,24		
	loggie		48,57	
	natkrivene terase		19,07	
1. kat				92,83
	zatvoreni prostori	92,83		
	loggia		33,49	
SVEUKUPNO GRADEVINA	317,07	101,13		317,07