

# Villa

## Crikvenica, Kvarner



<b>Ref</b>	RE-U-31193
<b>Type</b>	Villa
<b>Region</b>	Kvarner > Crikvenica
<b>Location</b>	Crikvenica
<b>Front line</b>	No
<b>Sea view</b>	Yes
<b>Distance to sea</b>	800 m
<b>Floorspace</b>	270 sqm
<b>Plot size</b>	540 sqm
<b>No. of bedrooms</b>	6
<b>No. of bathrooms</b>	3
<b>Price</b>	€ 700 000

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Absolutely perfect villa with pool in Crikvenica, mere 800 meters from the sea, with wonderful sea views! Total area is 270 sq.m. Land plot is 540 sq.m.

This impressive villa consists of three floors, ground floor, first floor and attic.

On the ground floor there are three bedrooms, a living room and a bathroom, on the first floor there are two bedrooms, a living room and a bathroom and on the attic there is one bedroom, a living room, a bathroom and a large terrace with a beautiful view of the sea.

The house is decorated with a cascading garden, tastefully decorated, a large swimming pool and a gazebo with a barbecue.

Parking for several vehicles is possible in the yard.

Next to the pool there is an engine room, which can also be used as storage for garden furniture.

An ideal house for a larger family or as an investment for tourism.

It is located in a quiet place, surrounded by family houses, with a panoramic view of the sea, ideal for rest and relaxation from the city crowd.

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>:  
2593 €

Average price/m<sup>2</sup> of this type  
in this region:  
4271 €

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

Average price/m<sup>2</sup> of this type  
in Croatia:  
4368 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
3869 €

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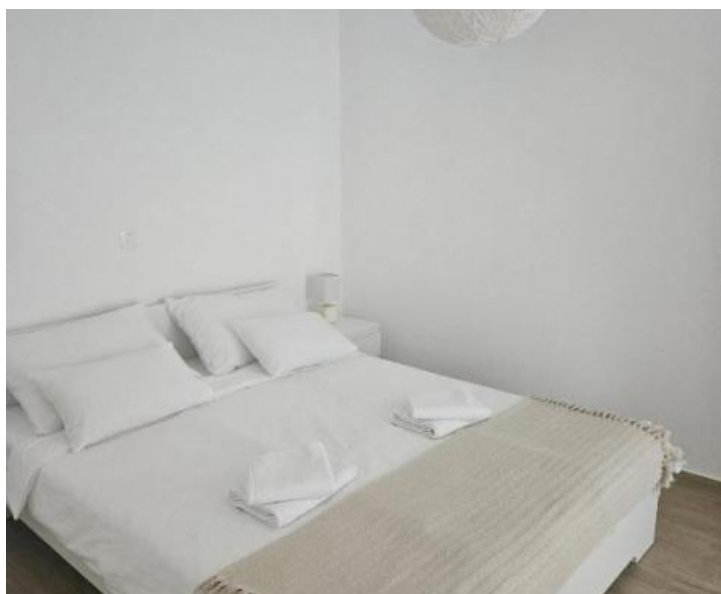
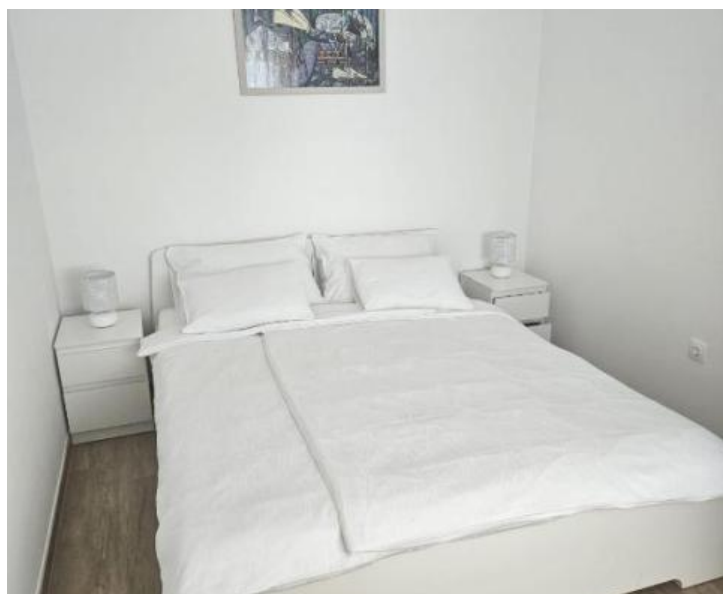
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