

Villa

Grižane-Belgrad, Kvarner



Ref	RE-U-31976
Type	Villa
Region	Kvarner > Novi Vinodolski
Location	Grižane-Belgrad
Front line	No
Sea view	Yes
Distance to sea	4000 m
Floorspace	278 sqm
Plot size	727 sqm
No. of bedrooms	4
No. of bathrooms	3
Price	€ 550 000

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Beautiful detached house with pool and sea view in Grizane, cca. 4 km from the sea, with distant sea views! Total area is 278 sq.m. Land plot is 727 sq.m.

This property offers an exceptional opportunity for year-round living, a charming cottage, or a vacation home investment. The house features three residential units, each with a separate entrance, across three stories. Key highlights include a tranquil location surrounded by stunning natural beauty, just 10 minutes from the sea and beaches in Crikvenica.

The house comprises:

- **Apartment 1 (Ground Floor):** Includes a garage, two bedrooms, hallway, living room with kitchen and dining area, bathroom, two covered terraces, and a storage room, totaling 114 m².
- **Apartment 2 (First Floor):** Features a guest toilet, living room with a covered terrace, kitchen with dining area, bathroom, bedroom with a terrace, and a fantastic view of the sea and nature, totaling 88 m².
- **Apartment 3 (Second Floor - High Attic):** Consists of a staircase, bedroom, living room, kitchen with dining area, bathroom, corridor, and a balcony with breathtaking views of the sea and surrounding mountains, totaling 76 m².

Additional advantages:

- End-of-row house located in a quiet cul-de-sac, adjacent to a beautiful forest and green belt.
- Garden includes a swimming pool, two barbecues, Mediterranean plants, and several parking spaces.
- Apartments are fully decorated in a classic style with elegant British and Italian furniture and decorations (furniture negotiable).
- Excellent investment opportunity with a promising annual return.

Grižana - Belgrad is the second most populated place in the Vinodol municipality, rich in history and located in the hinterland of Crikvenica under the ruins of the Frankopan town and karst cliffs. This serene and green oasis offers a perfect retreat for both mind and body, with historical sites to explore. Grižane is ideal for nature lovers, offering numerous opportunities for active vacations, including well-maintained walkways, numerous viewpoints with stunning views of Kvarner, cycling, and paragliding.

This property is definitely worth your attention.

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:
1978 €

Average price/m² of this type
in this region:
3247 €

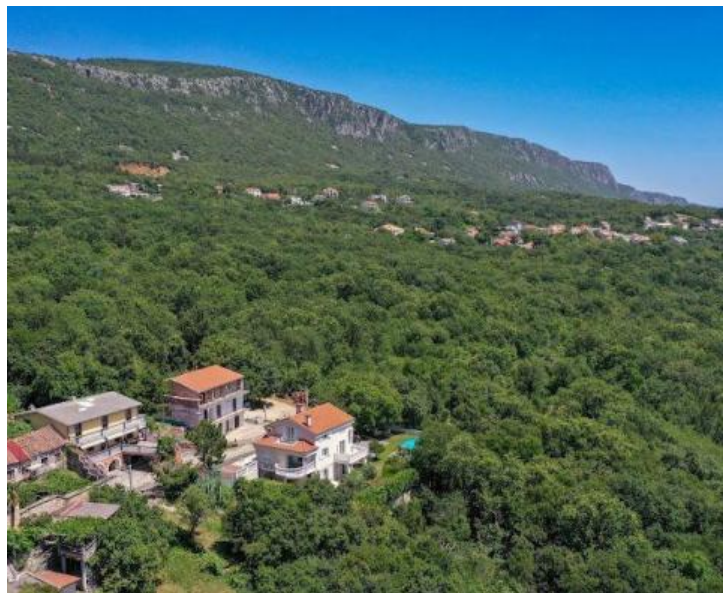
Median price/m² of this type
in this region:
3200 €

Average price/m² of this type
in Croatia:
4364 €

Median price/m² of this type
in Croatia:
3866 €

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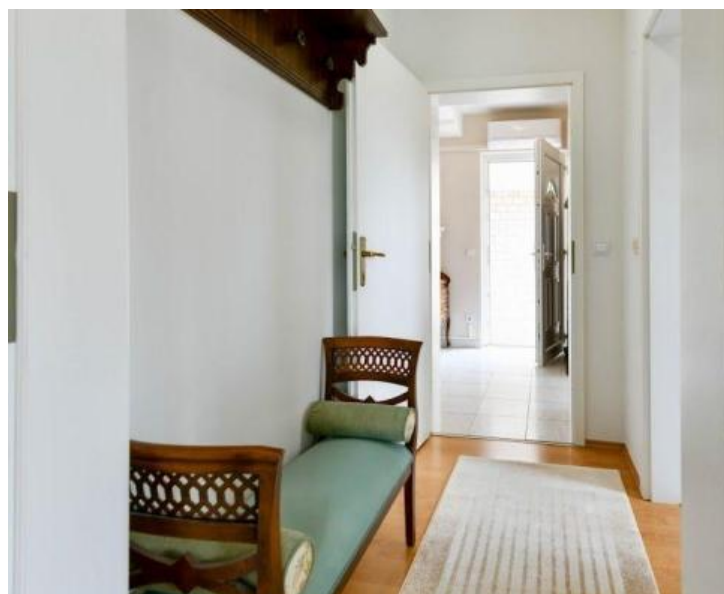
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