

Villa

Garica, Vrbnik, Kvarner



Ref	RE-U-31842
Type	Villa
Region	Kvarner > Island Krk
Location	Garica, Vrbnik
Front line	No
Sea view	No
Floorspace	137 sqm
No. of bedrooms	3
No. of bathrooms	2
Price	€ 800 000

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Luxury Villa with Pool in a Serene Setting in Garica, Krk island!

This stunning villa showcases classic Mediterranean architecture, adorned with charming stone details. Situated just a few kilometers from the sea, it spans 137 m² across two floors.

The ground floor features an inviting entrance hall, a bathroom, and an open-plan kitchen with a dining area and living room that flows seamlessly onto a covered terrace. The expansive garden includes a heated swimming pool with a sun deck, a summer kitchen, and an auxiliary building, all surrounded by a beautifully landscaped Mediterranean garden.

On the upper floor, you'll find three bedrooms and two bathrooms. The two larger bedrooms open onto a balcony, offering breathtaking views and a tranquil atmosphere. The property includes two dedicated parking spaces.

Constructed with high-quality materials, the villa is equipped with underfloor heating powered by a heat pump, air conditioning in all rooms, and provisions for a solar energy system. The property falls under the VAT system, meaning the buyer is exempt from real estate sales tax.

Nestled in Vrbnik, one of Croatia's most renowned destinations, this village boasts a rich Glagolitic heritage and is famous for its traditional folk song "Vrbnička nad morem." Perched nearly 50 meters above sea level, Vrbnik features stunning cliffs that plunge into the sea, and its narrow streets hold the title of the narrowest in the world.

Historically, Vrbnik was first mentioned in 1100, with residents primarily engaged in agriculture rather than seafaring. Today, the region is celebrated for its golden Žlahtina wine, which has gained fame across Croatia. With a rich history as the cradle of Croatian literacy, Vrbnik remains one of the oldest settlements on the island of Krk.

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:
5839 €

Average price/m² of this type
in this region:
4847 €

Median price/m² of this type
in this region:
4752 €

Average price/m² of this type
in Croatia:
4349 €

Median price/m² of this type
in Croatia:
3861 €

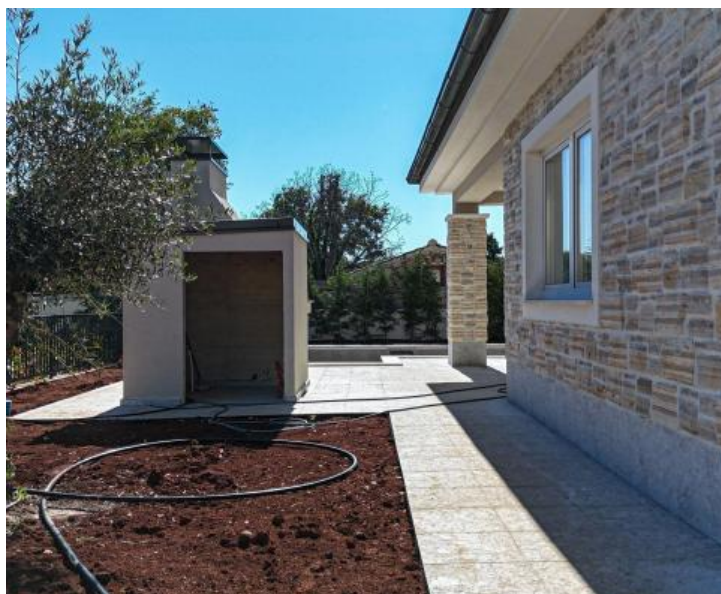
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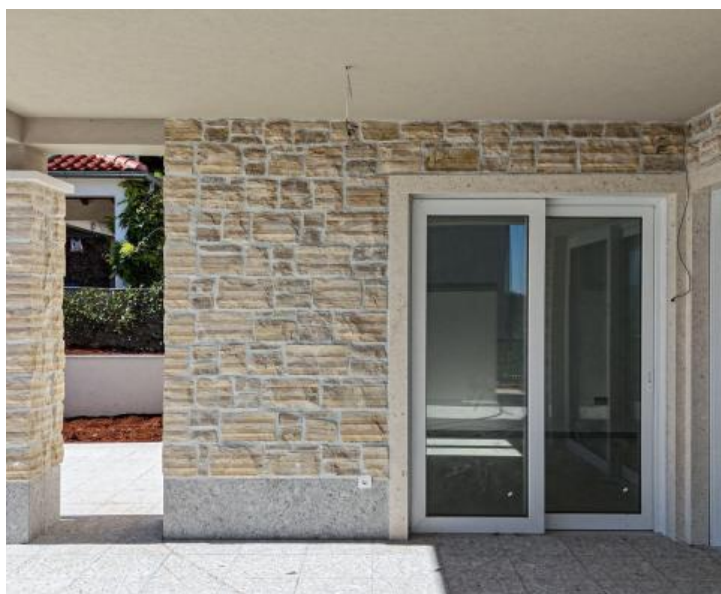
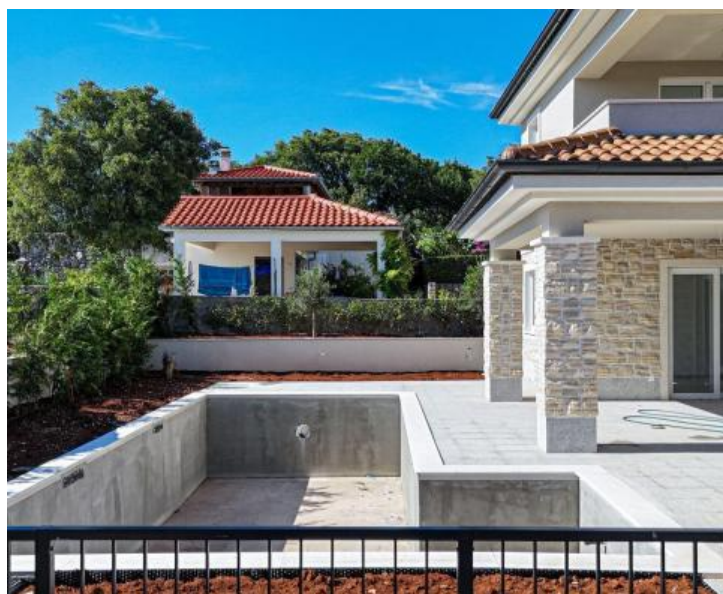
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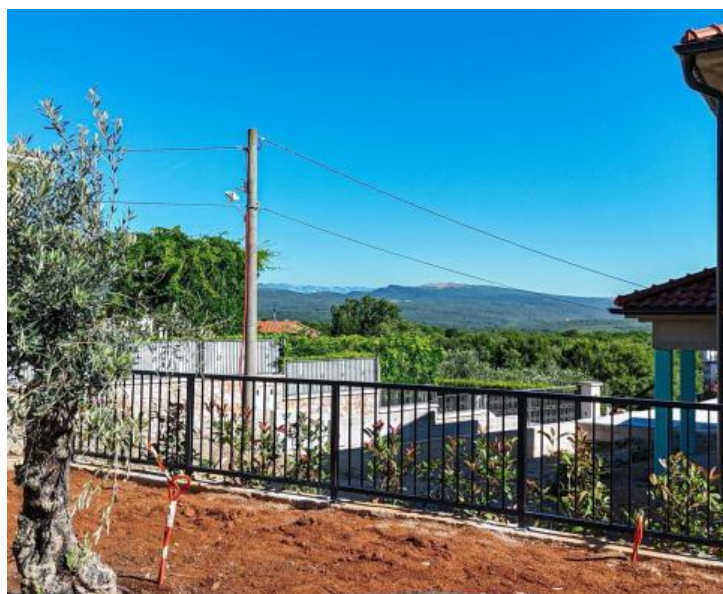
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