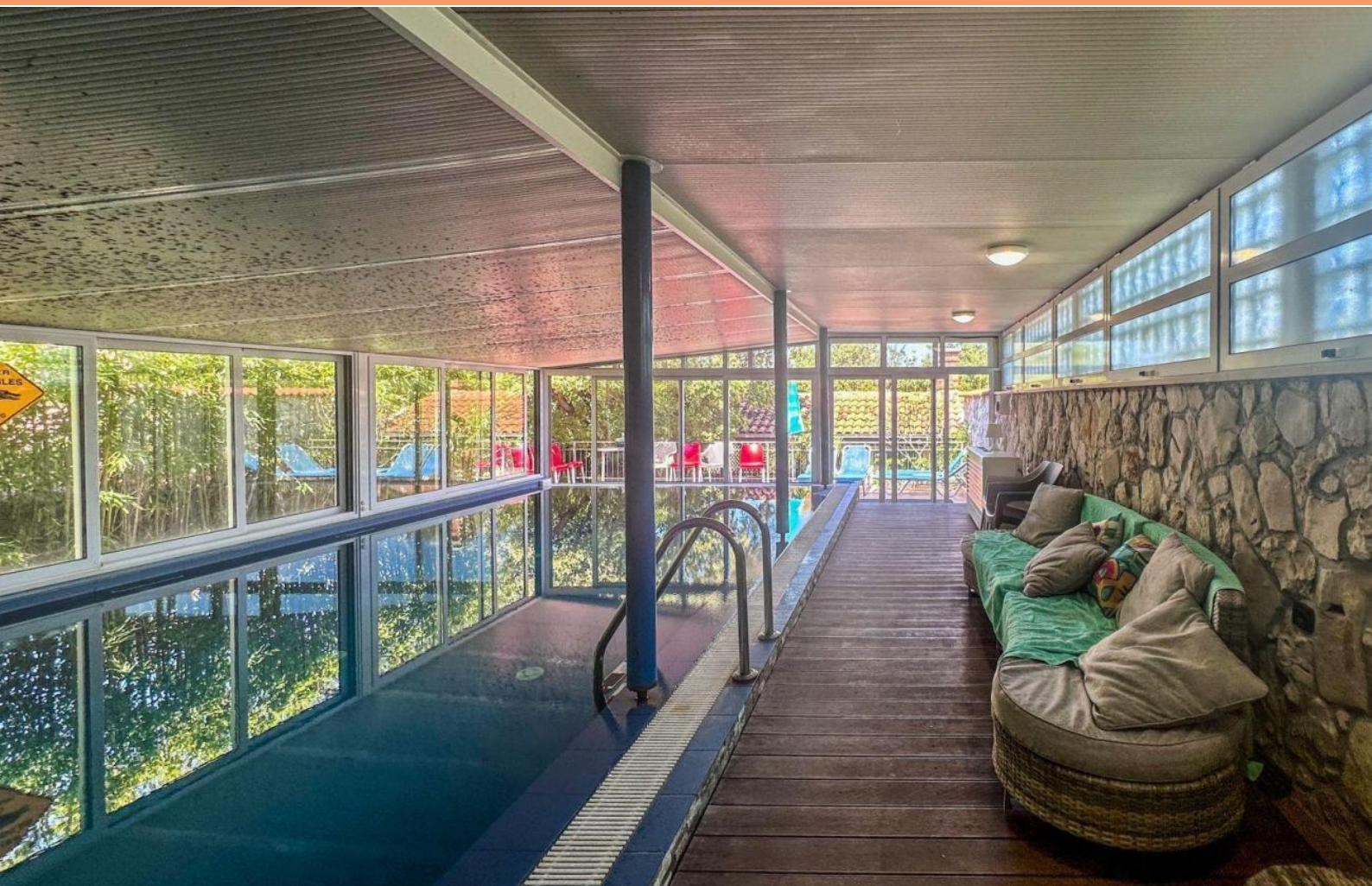


Villa

Kraljevica, Kvarner



Ref	RE-U-32388
Type	Villa
Region	Kvarner > Rijeka
Location	Kraljevica
Front line	No
Sea view	Yes
Distance to sea	200 m
Floorspace	400 sqm
Plot size	570 sqm
No. of bedrooms	7
No. of bathrooms	5
Price	€ 1 100 000

Villa

Kraljevica, Kvarner



Villa with swimming pool near the sea in Kraljevica!

Distance is 200 meters from the sea as the crow flies, and 2.5 km from the nearest beach by car.

Total area is 400 sq.m. Land plot is 570 sq.m.

This property presents an exceptional opportunity to enjoy a comfortable lifestyle enriched by the Mediterranean environment. Set on a spacious plot, the house features a 9-meter indoor heated swimming pool, accompanied by a generous lounge area, perfect for year-round relaxation. The grounds are further enhanced by a garden house, gazebo, vineyard, fig trees, and a children's playground.

Ground Floor: The ground floor includes a beautifully decorated wine cellar and a guest lounge furnished with custom-made solid wood pieces. There is also a summer kitchen and a wellness area complete with a Finnish sauna and a small gym, offering spaces for both relaxation and recreation. Every detail is meticulously designed to ensure maximum comfort and luxury.

First Floor: The first floor houses an apartment with an entrance hall, three bedrooms, one of which is a master bedroom with an en-suite bathroom. This floor also features a kitchen, dining area, and a covered terrace, ideal for outdoor dining while enjoying views of the landscaped garden.

Second Floor: The second floor mirrors the layout of the first, with an additional closed loggia spanning the length of the house. This loggia offers stunning views of the sea and islands, providing a unique Mediterranean living experience. It is a perfect spot for relaxing and enjoying peaceful moments with family and friends.

Additional Features:

- **Covered Parking:** The property includes covered parking for several cars, adding convenience.
- **Landscaped Yard:** The yard is adorned with a variety of plants and fruit trees, creating a private and luxurious atmosphere.
- **Indoor Heated Pool:** The indoor heated pool ensures enjoyment throughout the year, complemented by a relaxation room for ultimate comfort.

This home is a perfect blend of luxury and comfort, ideal for those seeking a peaceful and high-quality life, complemented by the benefits of the Mediterranean climate and lifestyle. Located in Kraljevica, the property offers excellent connectivity to major cities and attractions, while providing privacy and tranquility. Its proximity to the sea makes it an attractive choice for water sports enthusiasts, and the nearby city of Rijeka offers all the urban amenities needed. Kraljevica is renowned for its historical and cultural heritage, beautiful

Villa

Kraljevica, Kvarner



beaches, and crystal-clear waters. The convenient access to shops, restaurants, and schools makes this an ideal location for family living. Additionally, the area boasts abundant recreational and cultural activities.

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.

Villa

Kraljevica, Kvarner



Price per m²:
2750 €

Average price/m² of this type
in this region:
4212 €

Median price/m² of this type
in this region:
3510 €

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

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

Villa

Kraljevica, Kvarner



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Tel: +385 91 357 3071 Viber, Whatsapp
info@adrionika.com
www.adrionika.com

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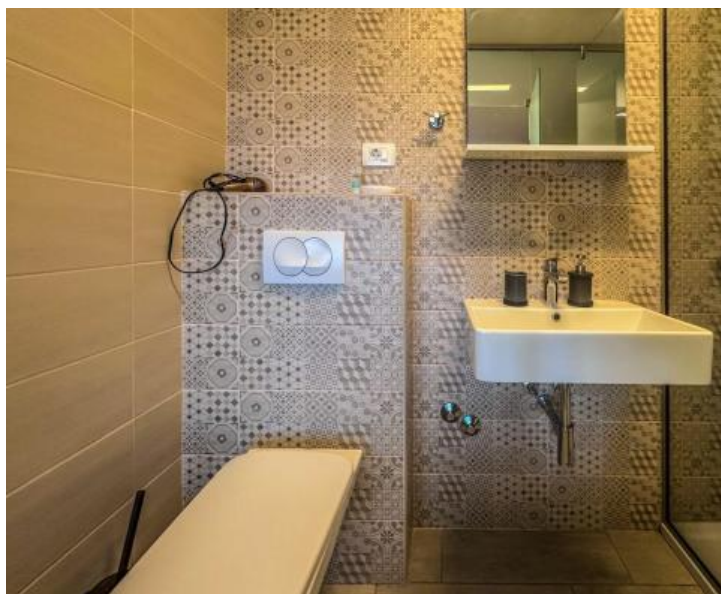
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