

# Villa

## Omišalj, Kvarner



<b>Ref</b>	RE-U-32856
<b>Type</b>	Villa
<b>Region</b>	Kvarner > Island Krk
<b>Location</b>	Omišalj
<b>Front line</b>	Yes
<b>Sea view</b>	Yes
<b>Distance to sea</b>	40 m
<b>Floorspace</b>	240 sqm
<b>Plot size</b>	100 sqm
<b>No. of bedrooms</b>	5
<b>No. of bathrooms</b>	5
<b>Price</b>	€ 1 500 000

Newly built house just 25 meters from the sea! – This property features two apartments with direct beach access.

Total area is 240 sq.m. Land plot around is 100 s.qm.

The house is designed with two separate apartments that can function independently or as a single unit. The first apartment includes a living room with an open kitchen and dining area, two bedrooms, and two bathrooms.

The second apartment spans two floors, offering three bedrooms, three bathrooms, and a living room with a kitchen and dining area.

The ground floor boasts a covered and enclosed terrace, while the first floor features a spacious covered terrace with stunning panoramic sea views.

The garden is prepped for a jacuzzi installation.

The house will be fully equipped and furnished, including special wine coolers. It is constructed with superior materials and features high-quality PVC windows, underfloor heating, a heat pump, and three solar collectors. Additionally, the house is equipped with four air conditioners for optimal comfort.

Located in Omišalj, the only settlement in the Gulf of Rijeka visible from all directions, this property offers a unique living experience. Perched 85 meters above sea level on the northwestern side of the island of Krk, the town overlooks a nearly three-kilometer-long bay. Omišalj's history stretches back tens of thousands of years, and its medieval urban structure is well preserved. The charming old town center, with its narrow streets, is a pedestrian-only zone, adding to its timeless appeal. From the elevated cliffs of the town, there are breathtaking panoramic views of Kvarner Bay.

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>:  
6250 €

Average price/m<sup>2</sup> of this type  
in this region:  
9751 €

Median price/m<sup>2</sup> of this type  
in this region:  
8000 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
7975 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
6667 €

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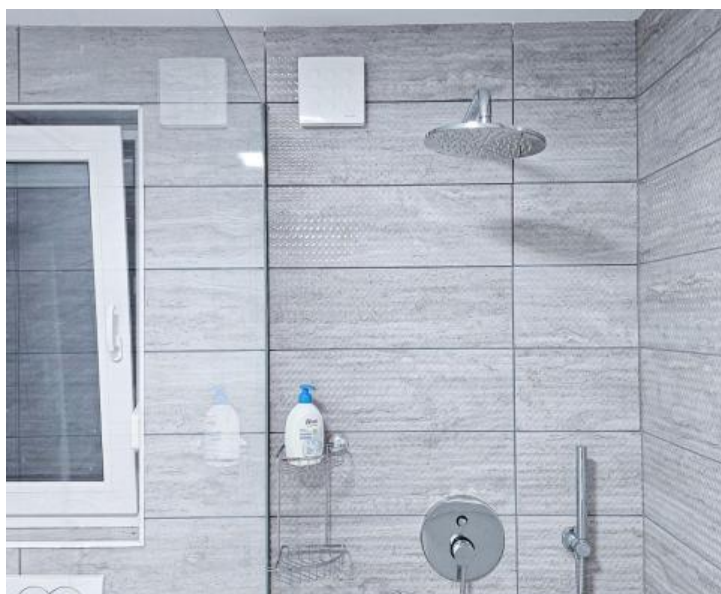
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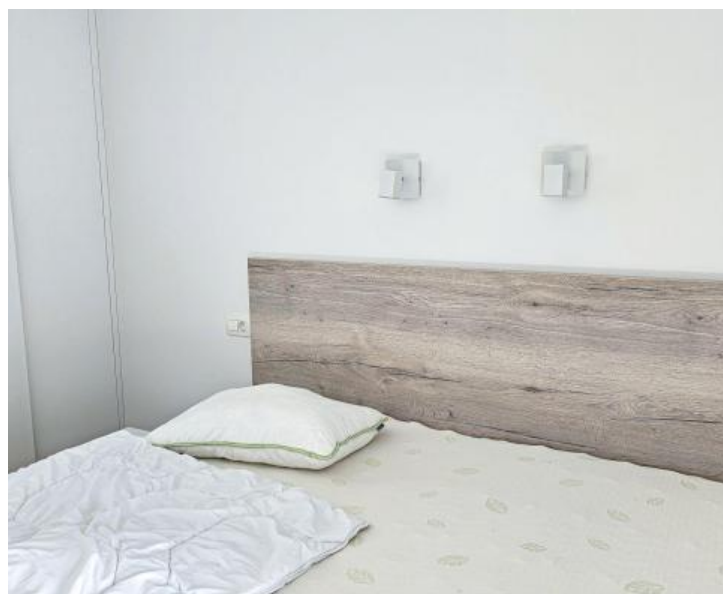
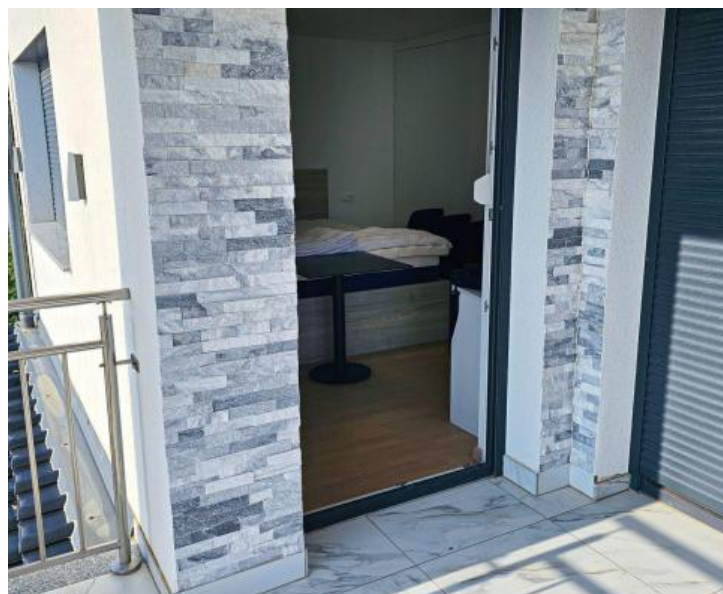
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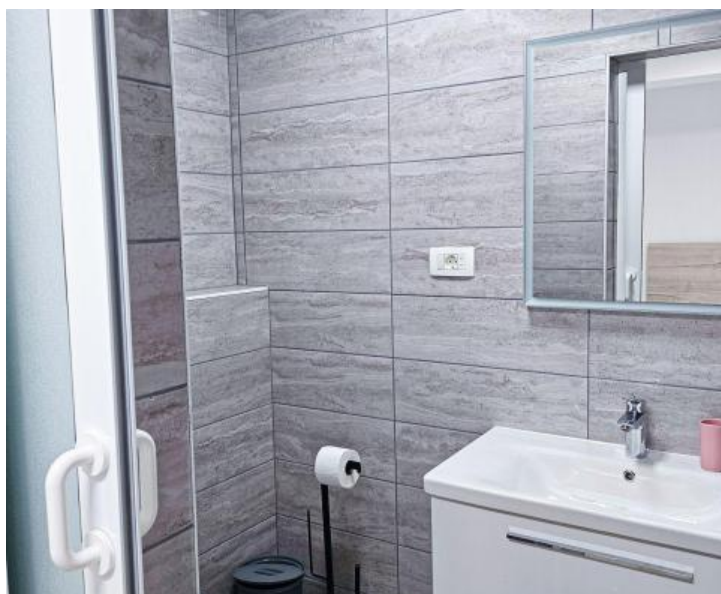
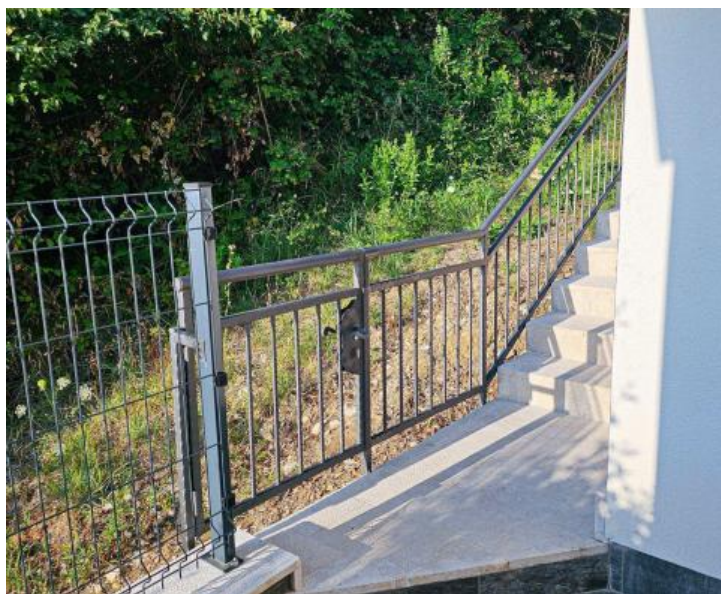
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