

# Villa

## Krk, Kvarner



<b>Ref</b>	RE-U-33315
<b>Type</b>	Villa
<b>Region</b>	Kvarner › Island Krk
<b>Location</b>	Krk
<b>Front line</b>	No
<b>Sea view</b>	Yes
<b>Distance to sea</b>	750 m
<b>Floorspace</b>	158 sqm
<b>No. of bedrooms</b>	4
<b>No. of bathrooms</b>	4
<b>Price</b>	€ 650 000

### **Modern Semi-Detached Villa with a 40 m<sup>2</sup> Swimming Pool on Krk Island, mere 750 Meters from the Sea!**

Are you searching for a unique property, perfect for a holiday retreat, permanent living, or as an investment? This semi-detached house, currently under construction and set to be completed by summer 2025, is the ideal choice for you!

Located in a peaceful area, just 750 meters from the sea, it offers everything you need for ultimate comfort.

With 158 m<sup>2</sup> of perfectly designed space, the ground floor features a spacious open-plan living room, kitchen, and dining area, opening onto a beautiful covered terrace. There is also a bedroom with an en-suite bathroom, a laundry room, and a sauna with its own shower. Looking for privacy and luxury? The upper floor boasts three bedrooms, each with its own bathroom, and one even has access to a private loggia—an ideal spot for a morning coffee with a sea view!

The outdoor space is an oasis! You'll love the heated 40 m<sup>2</sup> swimming pool, complete with a sunbathing area and a barbecue.

Two parking spaces are included.

The construction quality is top-notch, featuring underfloor heating powered by a heat pump, air conditioning in every room, PVC windows, an alarm system with video surveillance, and a heated pool with its own heat pump. Safety and comfort are ensured in every corner!

The price includes VAT, so the buyer is exempt from real estate sales tax! Don't miss out on this opportunity—your dream home is just a step away, with the option to personalize it to your own taste!

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.

Price per m<sup>2</sup>:  
4114 €

Average price/m<sup>2</sup> of this type  
in this region:  
4847 €

Median price/m<sup>2</sup> of this type  
in this region:  
4752 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
4349 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
3861 €

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