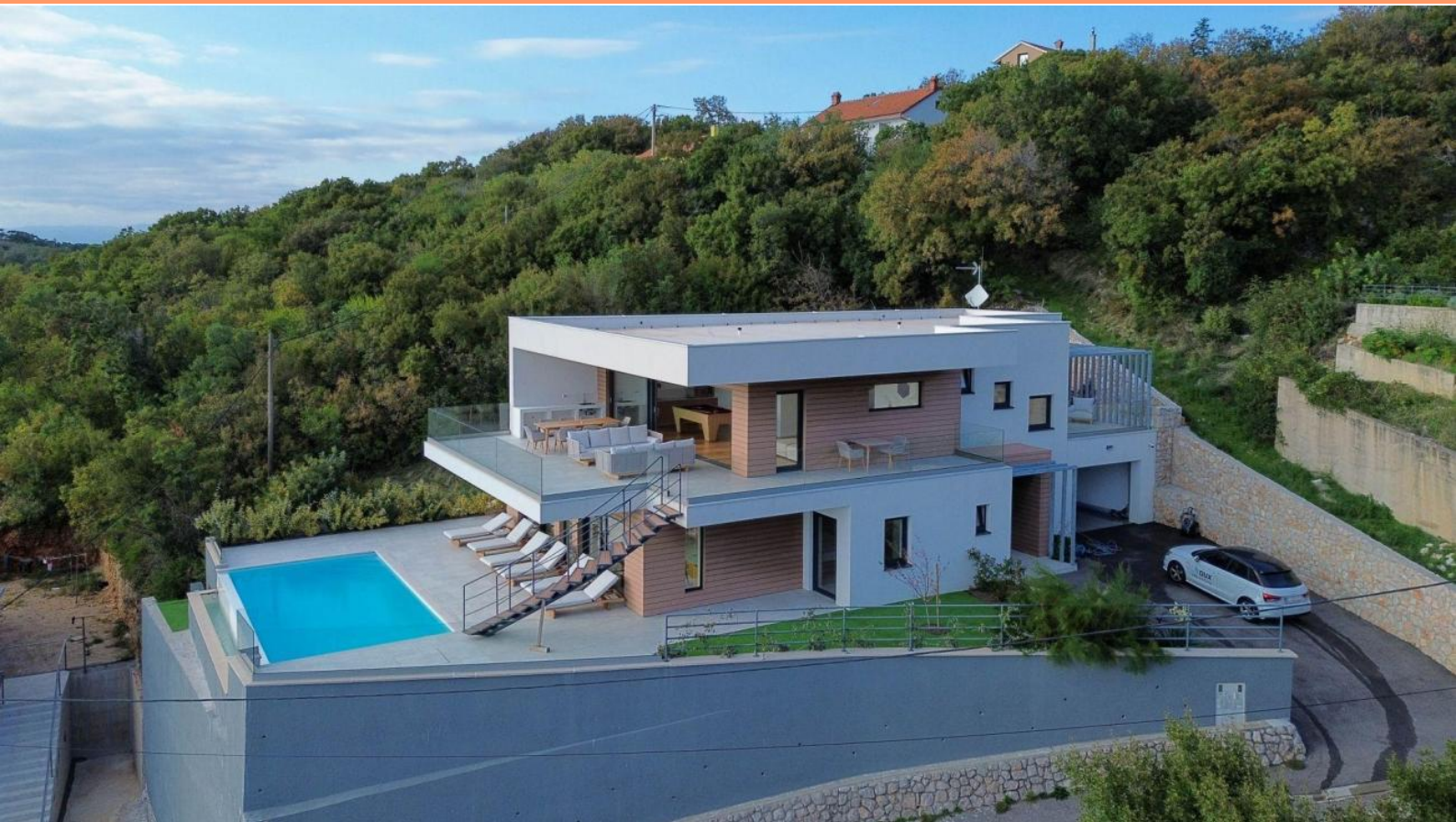


Villa

Hreljin, Bakar, Kvarner



Ref	RE-U-34407
Type	Villa
Region	Kvarner > Rijeka
Location	Hreljin, Bakar
Front line	No
Sea view	Yes
Distance to sea	1500 m
Floorspace	400 sqm
Plot size	570 sqm
No. of bedrooms	4
No. of bathrooms	7
Price	€ 1 480 000

Villa

Hreljin, Bakar, Kvarner



New villa in Hreljin, Bakar - quite a piece of modern art of architecture!

We are pleased to present this exquisite villa located in Hreljin, near Rijeka, featuring a direct and almost panoramic view of the sea! The villa is complete and ready for its future owners. It boasts excellent quality construction, designer furnishings, an infinity pool, and top-notch amenities from brands like Daikin and Miele. Additional features include a sauna, jacuzzi, billiards room, and a stylish lounge area with incredible details, along with spacious terraces for relaxation.

Total area of the villa is 400 sq.m. Land plot around is 570 sq.m.

The villa comprises a sauna, jacuzzi, gym, and a restroom in the basement.

On the ground floor, you will find a garage, boiler room, hallway, laundry room, and two bedrooms (each with its own bathroom), as well as a living room with an open kitchen and dining area, leading out to a generous terrace, sun deck, and pool.

A staircase leads to the first and top floor, which features two additional master suites (each with an ensuite bathroom), a northern terrace accessible from one of the rooms, and a lounge area with a billiards table that opens onto an even larger terrace with an additional kitchen. Each floor also includes an extra guest bathroom.

The villa is equipped with a Daikin heating and heat pump system, as well as a Samsung multi-split air conditioning system with indoor units in every room. The furnishings are designer-quality, and the kitchen and laundry appliances are by Miele.

Notable additional features include heating for the pool, an irrigation system for the garden (approximately 150 m²), an alarm system, sound systems on the terraces, an electric car charging station in the garage, and custom carpentry in the bedrooms.

Villa is offered for renting for 3500 eur per month.

Don't miss this opportunity—schedule a viewing of the villa with our agents today!

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

Hreljin, Bakar, Kvarner



Price per m²:
3700 €

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:
4343 €

Median price/m² of this type
in Croatia:
3846 €

Villa

Hreljin, Bakar, Kvarner



Villa

Hreljin, Bakar, Kvarner



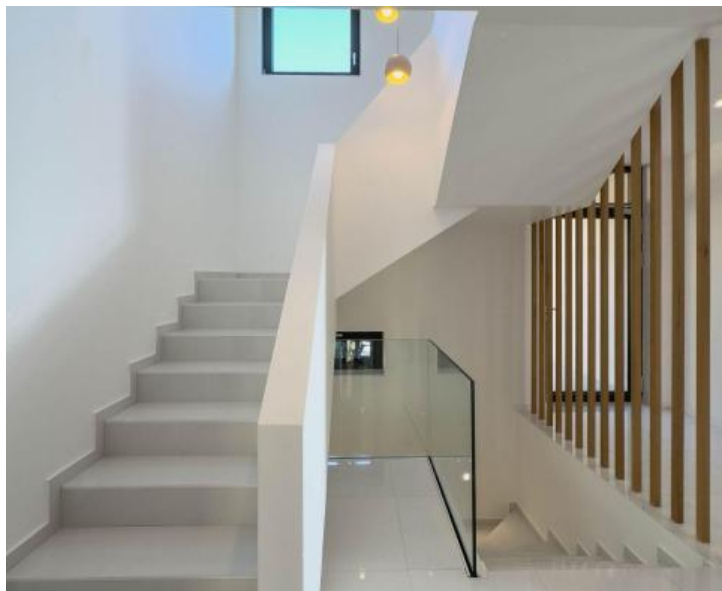
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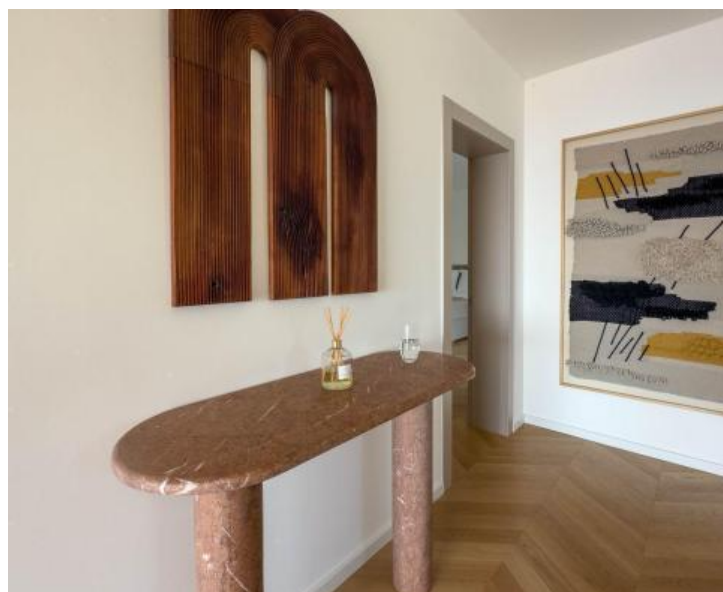
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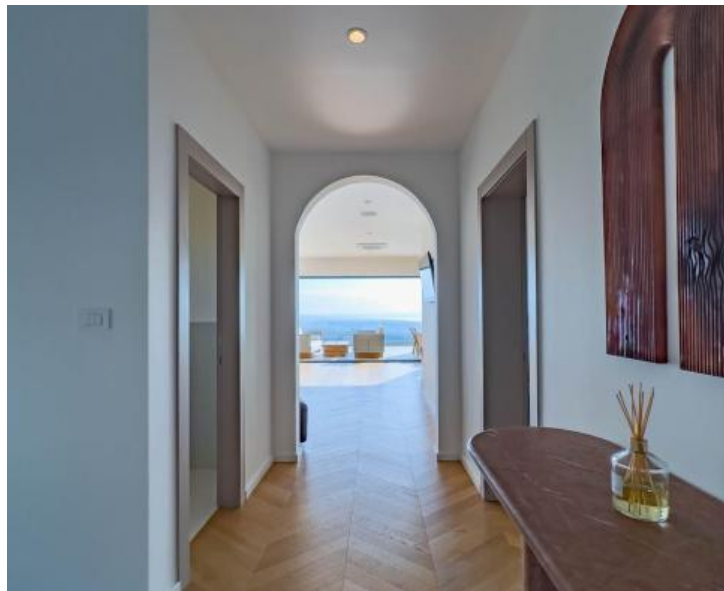
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