

# Villa

## Kraljevica, Kvarner



<b>Ref</b>	RE-U-33424
<b>Type</b>	Villa
<b>Region</b>	Kvarner > Rijeka
<b>Location</b>	Kraljevica
<b>Front line</b>	No
<b>Sea view</b>	Yes
<b>Distance to sea</b>	200 m
<b>Floorspace</b>	151 sqm
<b>Plot size</b>	200 sqm
<b>No. of bedrooms</b>	3
<b>No. of bathrooms</b>	2
<b>Price</b>	€ 530 000

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Semi-detached villa with pool near the sea in Kraljevica near Rijeka, just 200 meters from wateredge!  
Great location to live in Croatia 365 days a year!

We mediate in the exclusive sale of a project of luxurious semi-detached villas in Kraljevica, within walking distance from the sea! In a quiet location, the project will consist of a total of 6 semi-detached villas or two-story residential units.

Each unit is built according to the most modern construction standards, with a terrace and a pool, the operation of which can be fully automated, according to the wishes of the customer. The villas will have an additional two parking spaces, a view of the sea from the first floor, top-quality equipment and the sea, which is about a hundred meters away from the villas.

We emphasize the possible energy independence of each residential unit due to high energy efficiency and design that will allow upgrading of a simple photovoltaic system for electricity production or solar water heating.

Each two-story residential unit will have a total area of 151m<sup>2</sup>, with associated swimming pools and garden of cca. 200 sq.m. (each semi-detached villa has its own pool and garden, square footage from 140m<sup>2</sup> to 350m<sup>2</sup> - pre-determined for each unit).

The ground floor of each villa consists of: an entrance area, a living room with a dining room, a toilet, a staircase, a covered terrace and an uncovered terrace with a swimming pool.

The floor has the following layout, there are: a hallway, a master bedroom with its own bathroom and a large terrace, two double bedrooms, and a shared bathroom.

The planned completion of construction is the second half of 2024 - first half of 2025.

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>:  
3510 €

Average price/m<sup>2</sup> of this type  
in this region:  
4295 €

Median price/m<sup>2</sup> of this type  
in this region:  
3510 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
4368 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
3869 €



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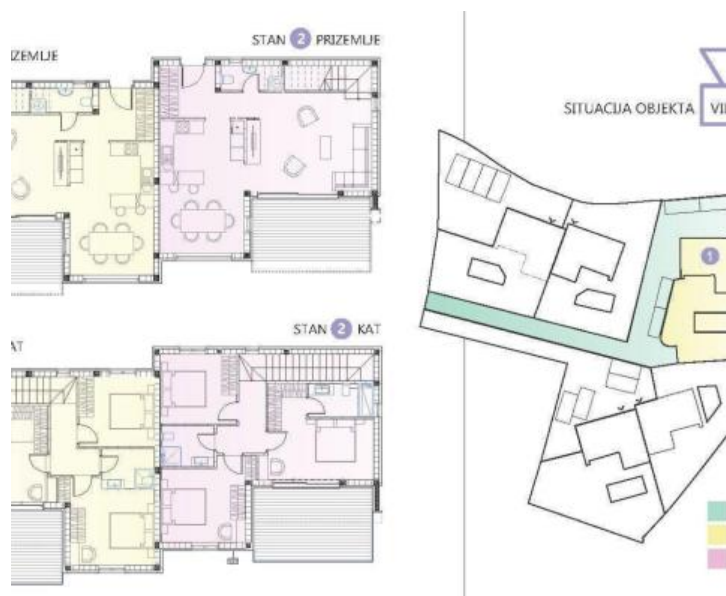
## Kraljevica, Kvarner



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