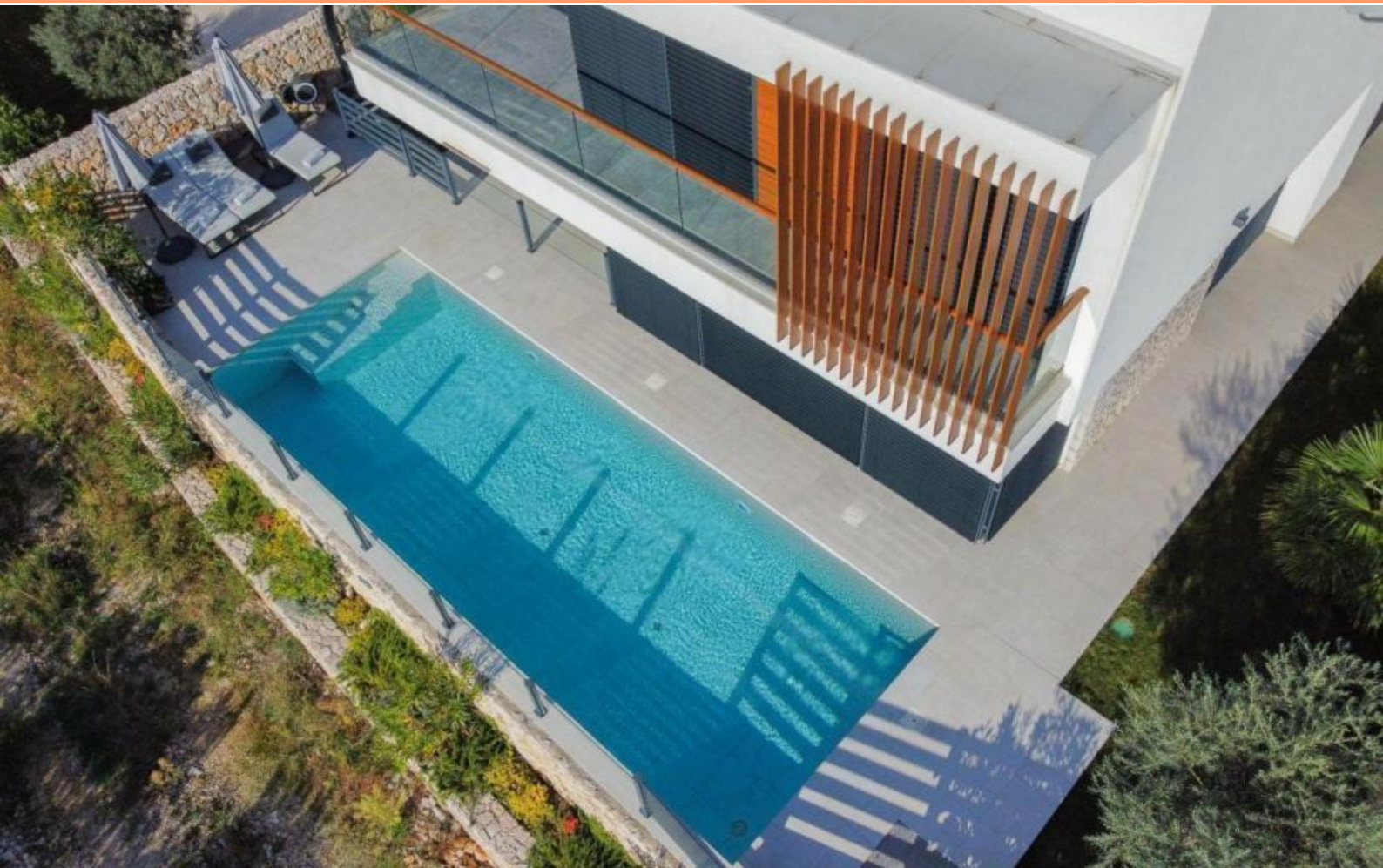


Villa

Crikvenica, Kvarner



Ref	RE-U-34630
Type	Villa
Region	Kvarner > Crikvenica
Location	Crikvenica
Front line	No
Sea view	Yes
Distance to sea	600 m
Floorspace	283 sqm
Plot size	325 sqm
No. of bedrooms	5
No. of bathrooms	5
Price	€ 1 279 000

Villa

Crikvenica, Kvarner



Luxury villa in Crikvenica with heated swimming pool and panoramic views of the sea and Kvarner Bay! Villa belongs to a new modern condominium of luxury villas.

This stunning, detached villa of 283 m² is situated in an exceptional location, just 600 meters from the coast. It features a spacious terrace offering breathtaking panoramic views of the sea and Kvarner.

The villa blends modern architecture with Mediterranean style, highlighting high-quality construction and an elegantly designed interior and exterior.

The interior spans two floors connected by an internal staircase. The upper level includes the entrance, while the lower level opens onto a spacious courtyard.

On the lower level, you'll find a kitchen connected to the dining and living rooms, along with a pantry and a guest toilet. This level also has a study that can be converted into an additional bedroom, with large windows flooding the space with natural light and providing access to the yard from all sides.

The upper level includes four bedrooms, two with en-suite bathrooms, while the others share a spacious bathroom. A lovely covered terrace on this level offers an ideal spot for relaxation. The main bedroom includes a walk-in closet and access to the terrace from both the bedroom and bathroom, where a large bathtub offers a gorgeous view of the sea.

The villa's interior is designed in a modern, minimalist style with high-quality furnishings, including designer pieces and custom furniture. Professionally designed, the space perfectly balances functionality and aesthetics. The villa is sold fully furnished, with a premium kitchen and top audio-video equipment included.

Outside, the terrace offers a barbecue area and a large dining table for al fresco meals, while the heated pool with spa functions, ambient lighting, and a waterfall creates a luxurious swimming experience.

The 325 m² landscaped yard includes a heated outdoor pool, sun deck, and covered terrace, providing a perfect outdoor retreat. The courtyard also leads to an additional area housing a wellness center, bathroom, and utility room. The outdoor space is enhanced with lush landscaping, featuring native plants and trees like olives, lavender, and rosemary.

Equipped with a Daikin heat pump for underfloor heating and ducted cooling, solar panels for hot water, electric shutters, controlled lighting, and smart systems for pool and irrigation management, the villa also includes a smart home system for mobile app control, along with alarm and video surveillance, and coded, secure entrance doors.

The property includes three parking spaces, a double garage with an electric vehicle charger, and two additional garage spots.

This unique villa offers an outstanding opportunity for seasonal rental or personal enjoyment.

Villa

Crikvenica, Kvarner



To schedule a viewing, contact our agent with confidence. Consultations are also available in German.

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

Crikvenica, Kvarner



Price per m²:
4519 €

Average price/m² of this type
in this region:
4276 €

Median price/m² of this type
in this region:
4044 €

Average price/m² of this type
in Croatia:
4343 €

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

Villa

Crikvenica, Kvarner



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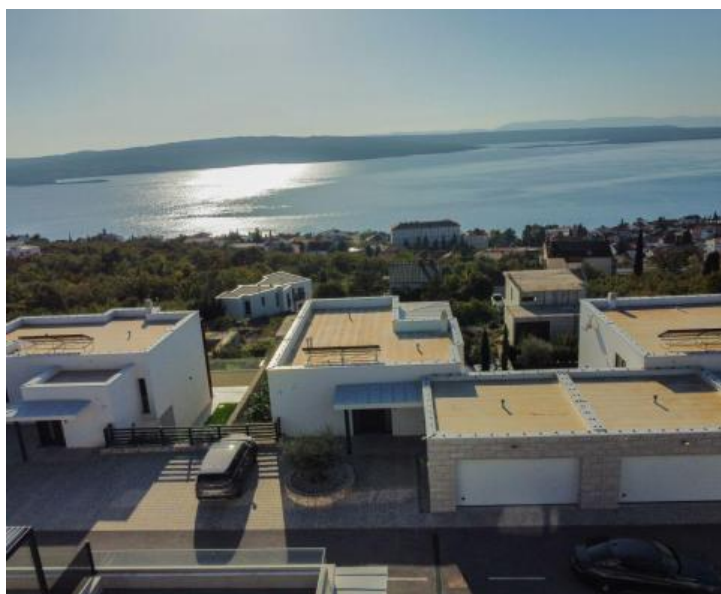
Villa

Crikvenica, Kvarner



Villa

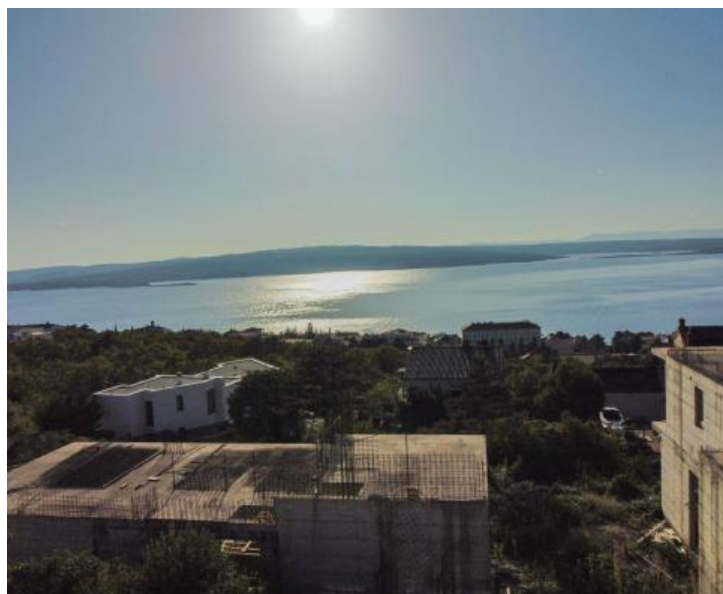
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