

Villa

Kraljevica, Kvarner



Ref	RE-U-34949
Type	Villa
Region	Kvarner › Rijeka
Location	Kraljevica
Front line	No
Sea view	Yes
Floorspace	190 sqm
Plot size	1402 sqm
No. of bedrooms	3
No. of bathrooms	3

Tel: +385 91 357 3071 Viber, Whatsapp
info@adrionika.com
www.adrionika.com

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Price

€ 575 000

KRALJEVICA – A *tremendous* family home with a swimming pool and *unbelievable* panoramic sea views in close vicinity to Rijeka!

Here's the deal: a spacious 190 m² family villa with a swimming pool, beautifully decorated interiors, and *stunning* views of Kvarner Bay.

It's perfect for family living or a top-tier tourist rental. Located on a massive 1400 m² land plot, with room for an additional 700 m² of buildable space, this property offers endless potential.

Near the sea and set in a lush Mediterranean garden, it's a *one-of-a-kind* blend of luxury and comfort.

Location? *Fantastic*.

Recent highway improvements put you just 15 minutes from Rijeka Airport, 25 minutes from downtown Rijeka, and close to the beautiful island of Krk. Easy access for tourists—an investor's dream!

The house spans two floors, connected by an elegant staircase, with high-quality design details everywhere. On the 95 m² lower level, you'll find a spacious apartment with a chic open-concept living room, dining room, and a modern kitchen. The whole space opens to a massive terrace through a glass wall—indoor-outdoor living at its finest. There's a large bedroom with a walk-in closet, a luxurious bathroom, and plenty of storage space. And that terrace? *Prime spot* for soaking up the sea view.

The upper floor features two apartments of about 40 m² each. One is fully furnished, complete with a bedroom, living room, and bathroom, while the other is in high Roh-bau condition, ready for your personal touch. Both have balcony access with *jaw-dropping* views of the sea and islands.

And the garden—absolutely pristine. A private 12-meter swimming pool surrounded by Mediterranean landscaping makes this an outdoor oasis. You've got a spacious garage, plenty of parking, central gas underfloor heating, an alarm system, automatic blinds, and an electric entrance gate. Safety, comfort, *luxury*—it's all here.

This property is already set up for tourist rental and is pulling in income. It's ideal for a luxurious family home or as a top-performing rental property.

Top quality, top location.

Contact us today to see this *fantastic* opportunity for yourself!

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 m²:
3026 €

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 €

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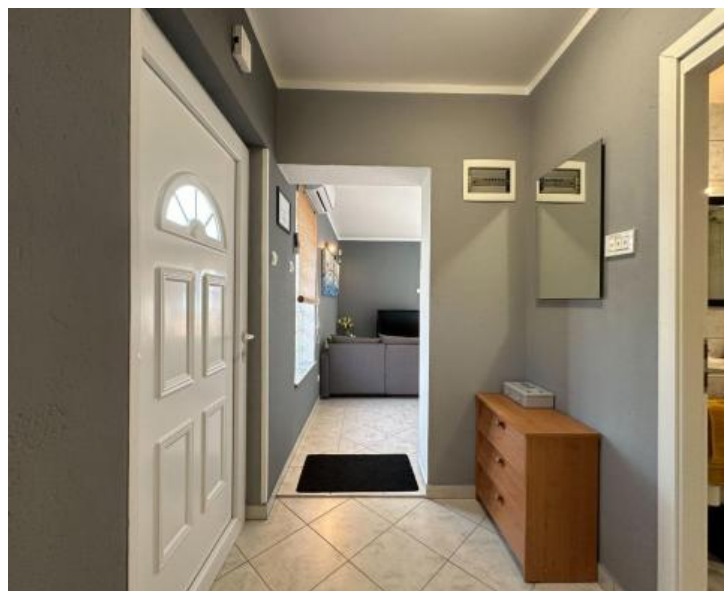
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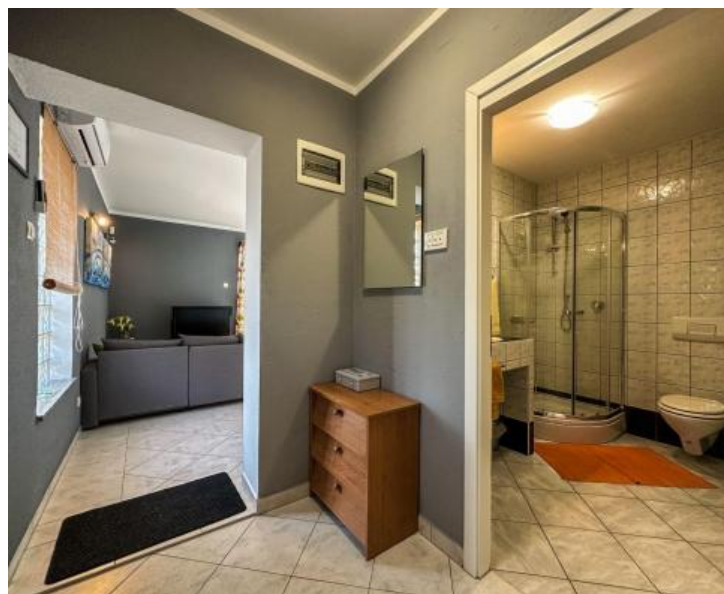
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