

# Villa

Mošćenička Draga, Kvarner



<b>Ref</b>	RE-U-35720
<b>Type</b>	Villa
<b>Region</b>	Kvarner › Opatija
<b>Location</b>	Mošćenička Draga
<b>Front line</b>	No
<b>Sea view</b>	Yes
<b>Floorspace</b>	240 sqm
<b>Plot size</b>	1200 sqm
<b>No. of bedrooms</b>	3
<b>No. of bathrooms</b>	4
<b>Price</b>	€ 1 200 000

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For sale: a stunning secluded villa with a garden of nearly 1,000m<sup>2</sup>, featuring an infinity pool, summer kitchen, mini golf course, and children's playground, all surrounded by lush greenery and offering breathtaking views of Kvarner Bay.

We present another fantastic opportunity to own an exclusive retreat in a private location. Built just four years ago, this 240m<sup>2</sup> villa is designed to provide a serene and rejuvenating environment, perfect for relaxation and recharging.

### Ground Floor

The ground floor boasts a spacious living room with direct access to the pool, seamlessly connected to a modern kitchen and dining area. Additionally, there is a dedicated entertainment and socializing room equipped with a 6-person jacuzzi and a Finnish sauna, offering a true wellness experience.

### First Floor

The first floor features three generously sized bedrooms, each with an en-suite bathroom and a private balcony overlooking the sea.

### Design and Features

Every detail of this villa reflects quality and care, from the high-grade stonework in the garden to the tasteful use of wood in the bedrooms. Each room is equipped with air conditioning, while central heating, underfloor heating, and a fireplace ensure year-round comfort. The heated infinity pool adds a touch of luxury, making it perfect for all seasons.

### Location

This villa is located near the renowned pebble beach of Mošćenička Draga and is just a 10-minute drive to Brseč Beach. The vibrant town of Opatija is a short 20-minute drive away. Despite its secluded setting, the villa offers convenient access via a paved road.

### Additional Amenities

The property includes more than five parking spaces and a private garage, offering plenty of convenience for homeowners and guests alike.

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### **MOŠĆENICE - A Hidden Gem**

Situated approximately 14 km from Opatija, Mošćenice is a charming village offering a tranquil Kvarner atmosphere and stunning natural landscapes. Nearby is the picturesque pebble beach of Sipar in Mošćenička Draga, an ideal spot for relaxation and swimming in the crystal-clear Adriatic Sea. For those seeking solitude, the region is dotted with hidden coves that promise your very own slice of Mediterranean paradise.

This villa is an exceptional blend of privacy, luxury, and convenience, offering an unparalleled living experience in a serene Adriatic setting.

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>:  
5000 €

Average price/m<sup>2</sup> of this type  
in this region:  
5765 €

Median price/m<sup>2</sup> of this type  
in this region:  
4286 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
4343 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
3846 €

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