

Villa

Crikvenica, Kvarner



Ref	RE-U-35869
Type	Villa
Region	Kvarner > Crikvenica
Location	Crikvenica
Front line	No
Sea view	Yes
Distance to sea	1000 m
Floorspace	260 sqm
No. of bedrooms	4
No. of bathrooms	4
Price	€ 1 200 000

Modern Villa with Pool and Panoramic Views in Crikvenica, mere 1 km from the Beach!

Located just a ten-minute drive from the center of Crikvenica, one of Croatia's oldest and most beloved tourist destinations known for its stunning beaches, crystal-clear waters, and mild climate, this exceptional property offers a rare blend of luxury and comfort.

Property Highlights

Situated on a generous 1,500 m² plot at the end of a private asphalt road, the villa of 260 m² provides a serene and secure environment. Its carefully landscaped garden features a heated swimming pool, a jacuzzi, and a summer kitchen, making it perfect for relaxation and entertaining.

Villa Layout

- **Ground Floor:**

- Open-concept space combining a kitchen, dining area, and living room.
- One bedroom, a sauna, and a guest toilet.

- **First Floor:**

- Four spacious bedrooms, each with its own en-suite bathroom and breathtaking sea views, even from the bed.

Premium Features

This villa has been constructed to the highest standards, with carefully chosen materials, floorings, and wall coverings. It is almost entirely energy self-sufficient, with solar panels providing electricity and hot water.

- **Parking:** Four covered parking spaces, including an EV charging station.
- **Furnishings:** Sold fully furnished and move-in ready.

Location and Orientation

- **Southern Orientation:** Offers panoramic views of the entire Kvarner Bay.

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- **Proximity to the Sea:** Just 1,000 meters as the crow flies, or a 3 km (3-minute) drive by car.

Versatility

This villa is ideal for luxurious family living or as an investment in elite tourism. Its modern amenities, prime location, and breathtaking views make it a standout property on the Crikvenica Riviera.

Contact Us

We are thrilled to share this exceptional property with you. For more information or to arrange a viewing, please feel free to contact us. Don't miss this chance to own a slice of luxury in Crikvenica!

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:
4615 €

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

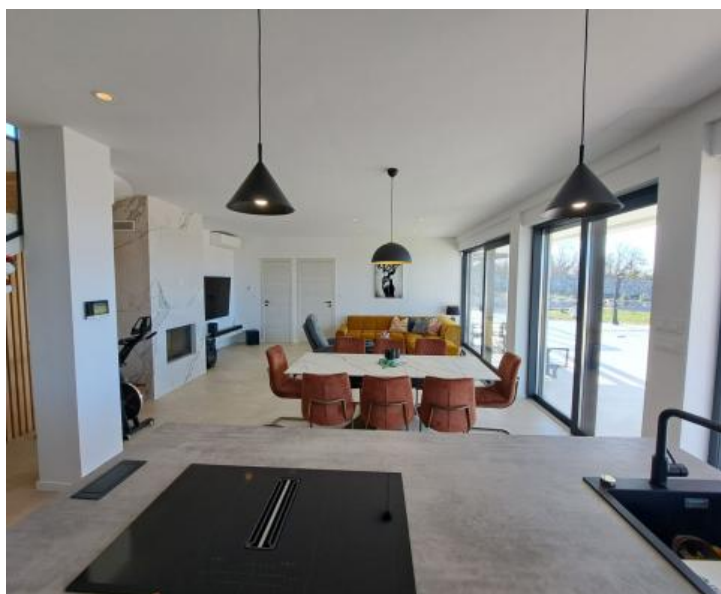
Median price/m² of this type
in this region:
4044 €

Average price/m² of this type
in Croatia:
4347 €

Median price/m² of this type
in Croatia:
3859 €

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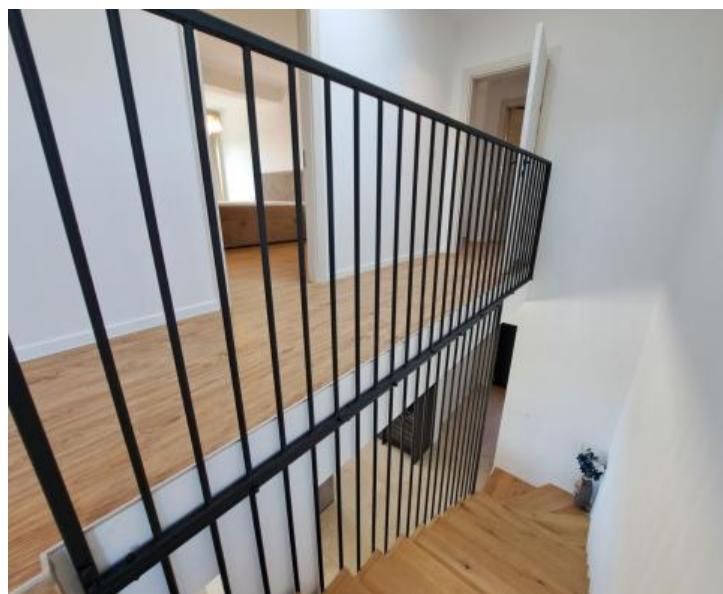
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Tel: +385 91 357 3071 Viber, Whatsapp
info@adrionika.com
www.adrionika.com

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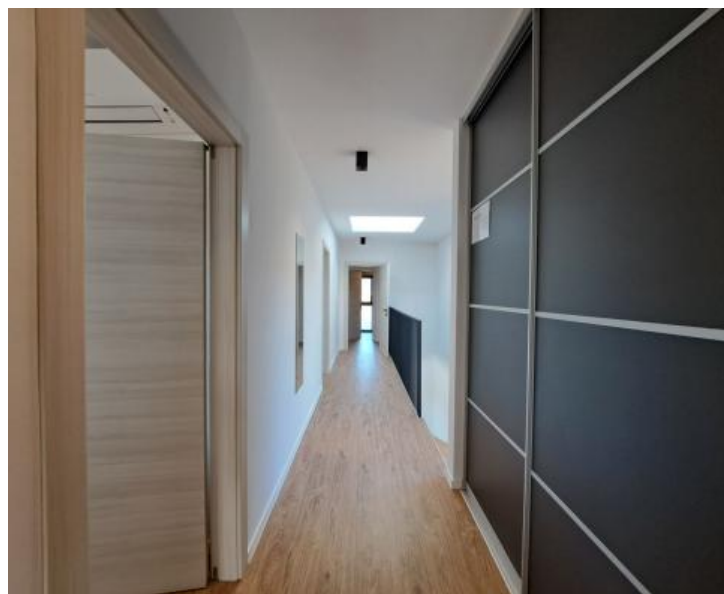
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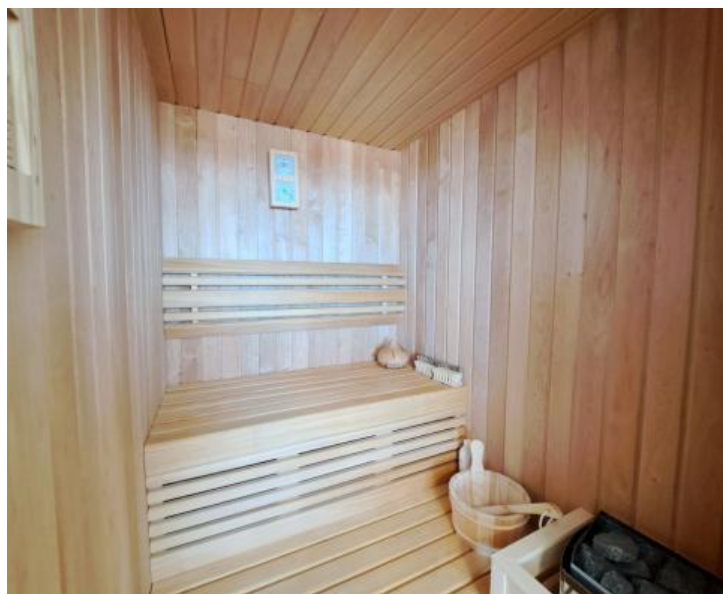
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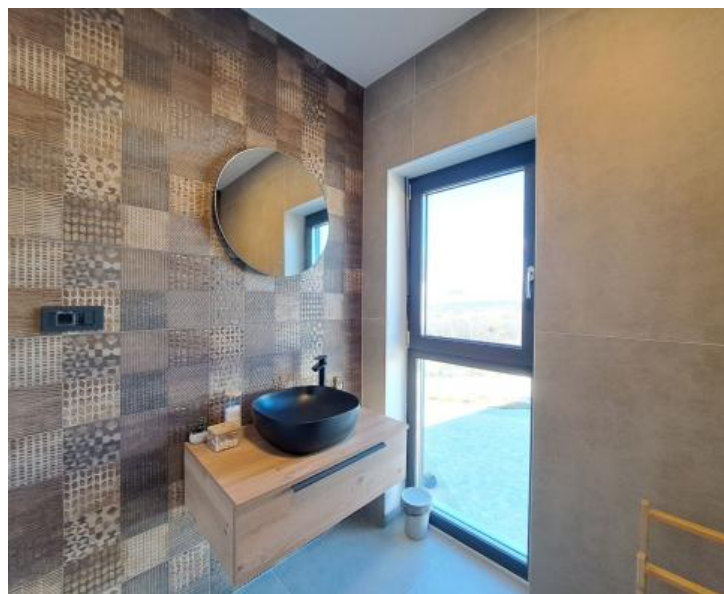
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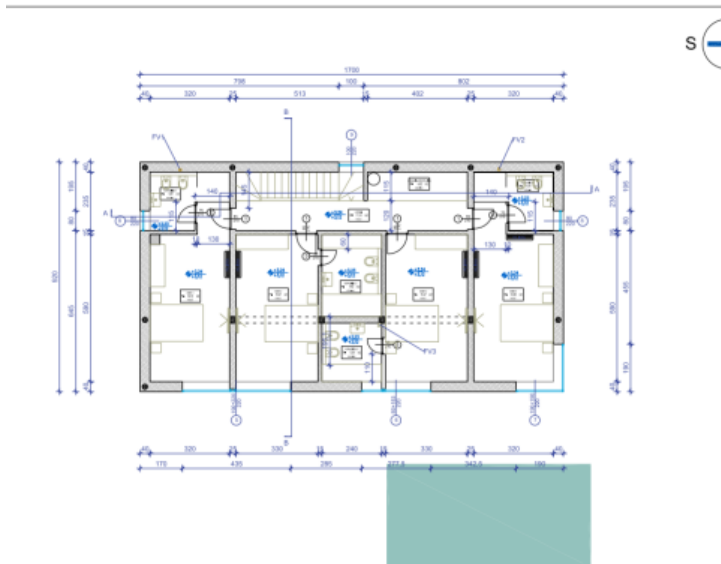
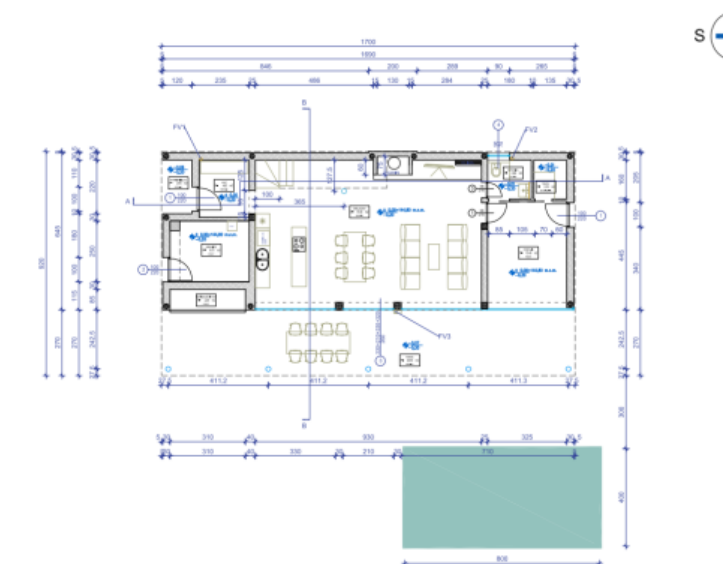
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