

Villa

Viškovo, Kvarner



Ref	RE-U-37055
Type	Villa
Region	Kvarner > Rijeka
Location	Viškovo
Front line	No
Sea view	Yes
Distance to sea	6100 m
Floorspace	476 sqm
Plot size	900 sqm
Price	€ 570 000

Discounted! Old price was 900 000 eur, new price is 570 000 eur!

A stunning **detached house with a pool and sea view** is now available for sale in a **peaceful and green area** of Viškovo, Saršoni, in Rieja outskirts!

Situated on a **1,433 m² plot**, this spacious property offers an **ideal blend of comfort, luxury, and investment potential**.

The house spans **four floors** with a **gross area of 476 m²** and includes a **120 m² terrace**, perfect for enjoying the serene surroundings.

The **basement** features a **summer kitchen, bathroom, utility room, boiler room**, and an **unfinished 64 m² space** that can be converted into a separate apartment or customized to suit the future owner's needs. The **ground floor** includes **two garages** and an apartment with a **spacious living room, bar, kitchen, pantry, dining area, bedroom, and bathroom**. On the **upper floor**, there are **three bedrooms, a bathroom, a utility room, and a fitness area**. The house is heated via **central heating (wood or oil)** and is equipped with **three air conditioners for heating and cooling**, along with a **thermal stove**.

The **outdoor space** is designed for relaxation and entertainment. A **7x3.5x1.5 m swimming pool** provides a refreshing retreat, while the **spacious yard** offers an ideal setting for barbecues and social gatherings during warm summer days. The house was built in **2000**, and ownership documentation is clean and in order. The property is **approximately 6.1 km from the sea**, making it an excellent choice for both residential living and tourism investment.

Viškovo is a rapidly growing area **northwest of Rijeka**, covering **approximately 20 square kilometers**. Its **proximity to Rijeka, Opatija, and the Slovenian border** makes it an increasingly attractive location for living and business. The town offers **all modern amenities**, including **schools, kindergartens, a health center, a pharmacy, banks, a post office, a gas station**, and a variety of businesses. The largest settlements include **Marinići, Viškovo, Marčelji, Saršoni, Mladenići, Sroki, and Kosi**.

This **unique property** presents an **excellent opportunity** for a **family home or an investment in tourism**. With its **stunning views, modern amenities, and strategic location**, it is a **rare find** in today's market. Take advantage of this exceptional opportunity and secure your place in this sought-after region. For more information or to schedule a viewing, contact us today.

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:
1197 €

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:
4353 €

Median price/m² of this type
in Croatia:
3865 €

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