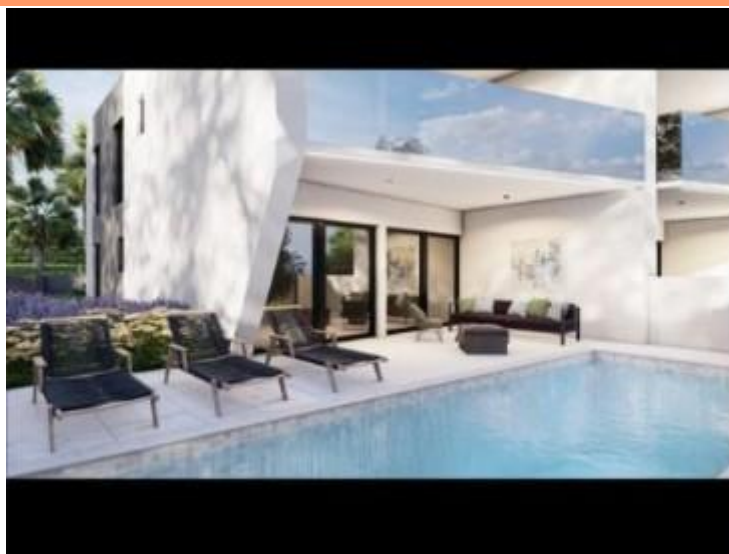


# Villa

## Jadranovo, Kvarner



<b>Ref</b>	RE-U-37018
<b>Type</b>	Villa
<b>Region</b>	Kvarner > Crikvenica
<b>Location</b>	Jadranovo
<b>Front line</b>	No
<b>Sea view</b>	Yes
<b>Distance to sea</b>	1100 m
<b>Floorspace</b>	134 sqm
<b>Plot size</b>	700 sqm
<b>No. of bedrooms</b>	4
<b>No. of bathrooms</b>	4
<b>Price</b>	€ 504 000

Luxurious brand-new semi-detached villetta with swimming pool in Jadranovo, cca. 1 km from the sea!

A stunning luxury semi-detached villa of 134 sq.m. on the territory of 700 sq.m. with a swimming pool is now available for sale in Jadranovo, a charming coastal town just 9 km from Crikvenica.

Nestled in a prime location near the sea, this property offers a perfect blend of modern design, comfort, and proximity to breathtaking natural surroundings.

The area boasts an excellent climate, making it an ideal destination for relaxation and a high-quality lifestyle.

The villa spans two floors, offering a thoughtfully designed living space. The ground floor features a spacious open-plan living room, kitchen, and dining area, along with one bedroom and a bathroom. The living area seamlessly extends to the outdoor space, which includes a private swimming pool and a sun deck, creating the perfect setting for relaxation and privacy. On the first floor, there are three bedrooms, each with its own en-suite bathroom, providing ultimate comfort and convenience. Every bedroom offers a stunning view of the sea and the picturesque island of Krk.

The property is being sold in the **Roh-Bau phase**, meaning the structural construction has been completed. This allows the future buyer the freedom to customize the interior with their choice of finishing materials, including flooring, sanitary ware, interior doors, and blinds. This flexibility ensures a unique and personalized living space tailored to individual preferences.

Whether intended as a family residence or an investment for rental during the summer months, this villa is an exceptional opportunity. The **entire villa** in its current Roh-Bau phase is available for **€506,000**, while there is also an option to purchase **one unit separately for €250,000**. The property is expected to be ready for sale by **March 1, 2025**.

This villa presents a rare opportunity for luxurious seaside living, with the added advantage of personalizing the interior to suit your own style. Don't miss out on the chance to own this exceptional property in Jadranovo! For more details or to schedule a viewing, please 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.

# Villa

## Jadranovo, Kvarner



Price per m<sup>2</sup>:  
3761 €

Average price/m<sup>2</sup> of this type  
in this region:  
4276 €

Median price/m<sup>2</sup> of this type  
in this region:  
4044 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
4347 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
3859 €

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## Jadranovo, Kvarner

