

Villa

Kraljevica, Kvarner



Ref	RE-U-37749
Type	Villa
Region	Kvarner > Rijeka
Location	Kraljevica
Front line	No
Sea view	Yes
Distance to sea	200 m
Floorspace	151 sqm
Plot size	200 sqm
No. of bedrooms	3
No. of bathrooms	2
Price	€ 530 000

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KRALJEVICA - Semi-detached villa of 151 m² with a swimming pool, just 200 meters from the sea

We are exclusively offering a luxury project of semi-detached villas in Kraljevica, Rijeka suburb, within walking distance to the sea! Situated in a peaceful location, the project will consist of a total of 6 semi-detached villas, each a two-story residential unit.

Each unit is built according to the latest construction standards, with a private terrace and swimming pool, the operation of which can be fully automated according to the buyer's preferences. The villas will have two parking spaces, sea views from the first floor, high-end furnishings, and the sea is just a few hundred meters away.

Emphasis is placed on the potential energy independence of each unit due to high energy efficiency, and the design allows for the easy addition of a photovoltaic system for electricity production or solar water heating.

Each two-story residential unit will have a total area of 151 m², with a private pool and garden (each semi-detached villa has its own pool and garden, ranging from 140 m² to 350 m², with the size predetermined for each unit).

The ground floor of each villa consists of an entrance area, living room with dining area, WC, staircase, covered terrace, and an uncovered terrace with a pool. The first floor includes a hallway, master bedroom with en-suite bathroom and large terrace, two double bedrooms, and a shared bathroom.

The planned completion of construction is in the second half of 2024.

Perfect location for both local and international market.

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:
3510 €

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:
4347 €

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

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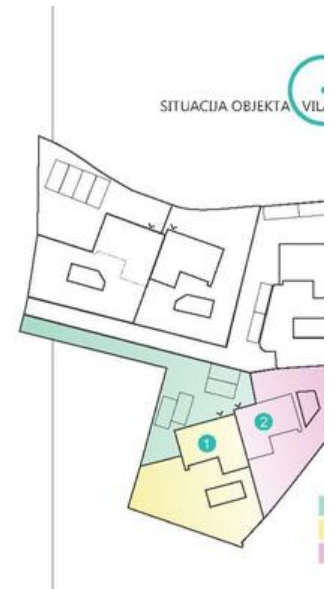
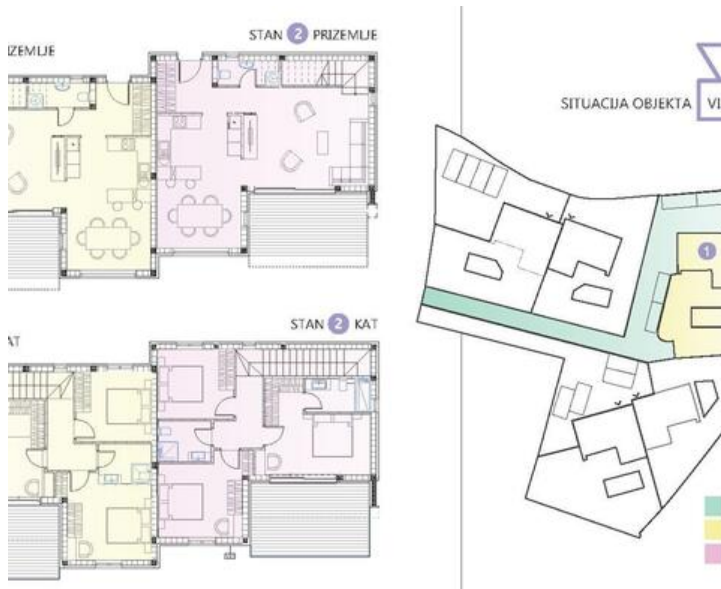
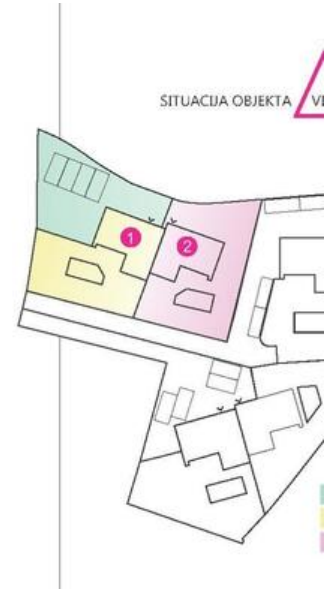
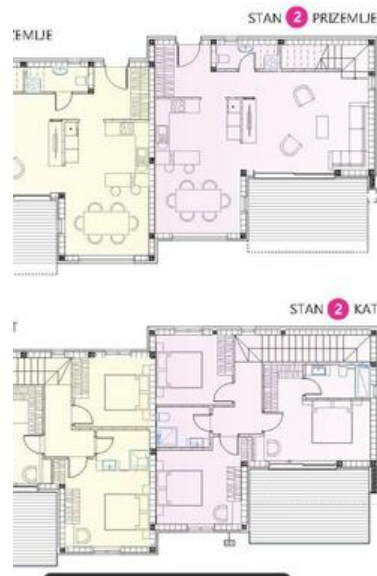
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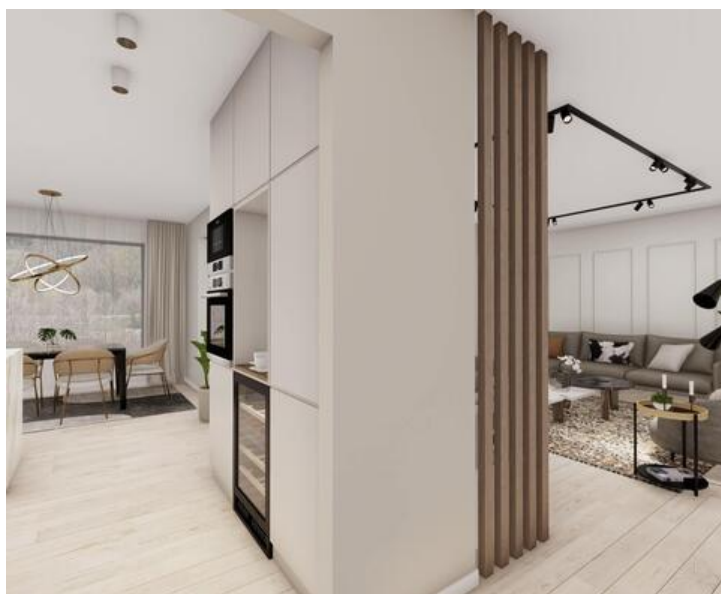
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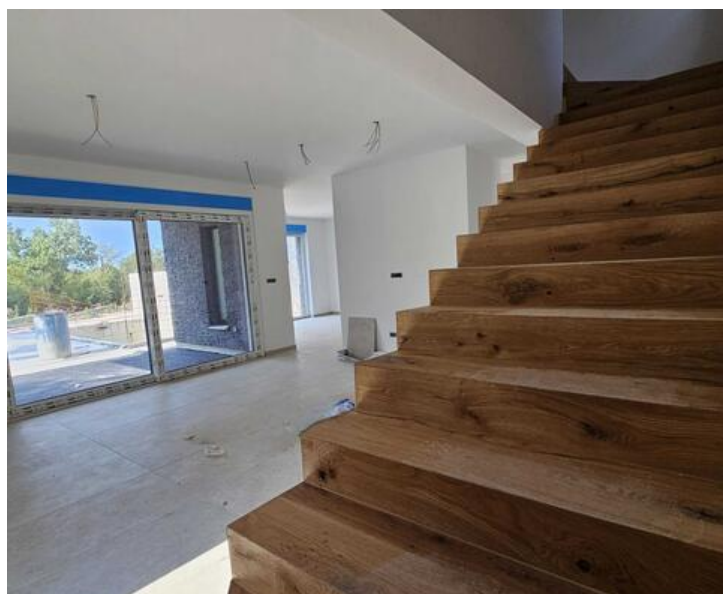
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