

# Villa

## Soline, Kvarner



<b>Ref</b>	RE-U-38342
<b>Type</b>	Villa
<b>Region</b>	Kvarner › Island Krk
<b>Location</b>	Soline
<b>Front line</b>	No
<b>Sea view</b>	Yes
<b>Distance to sea</b>	1000 m
<b>Floorspace</b>	184 sqm
<b>Plot size</b>	400 sqm
<b>No. of bedrooms</b>	3
<b>No. of bathrooms</b>	2
<b>Price</b>	Price upon request

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A luxurious semi-detached villa with breathtaking sea views and a private swimming pool is available in Soline, just one kilometer from the coast.

Nestled in a prestigious part of the island of Krk, this modern villa seamlessly combines contemporary architecture, comfort, and stunning vistas. Designed for an elevated lifestyle, the residence prioritizes spaciousness, privacy, and elegance.

Located on a 797 m<sup>2</sup> plot, each semi-detached home spans 184 m<sup>2</sup> across three above-ground levels. The ground floor features a sophisticated entrance, a cloakroom, a wellness area with a private pool and sauna, a relaxation zone, and a summer kitchen opening onto a spacious terrace with a sea view. The first floor boasts an open-concept living area with a bright and airy living room, dining space, and kitchen, along with a storage room and guest toilet. On the second floor, there are three luxurious bedrooms and two bathrooms, with the master suite including a private bathroom and a balcony offering panoramic views. Each villa comes with a private garage, ensuring secure and convenient access.

The outdoor space is designed for both privacy and indulgence, featuring a pool with the option of glass partitions for year-round use, expansive terraces and gardens ideal for relaxation and entertaining, and an access road from the east side to enhance tranquility. Currently under construction, these villas are being built to the highest standards, with a northwest orientation providing mesmerizing sunset views over the sea.

Both properties are sold on a "turnkey" basis, meaning they will be fully completed except for furnishings, allowing new owners to personalize their interiors. Located in the exclusive area of Soline on the island of Krk, these villas offer a prime coastal setting, contemporary luxury, private wellness facilities, generous outdoor spaces, direct garage access, and an atmosphere of serenity and exclusivity.

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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Average price/m<sup>2</sup> of this type  
in this region:  
4847 €

Median price/m<sup>2</sup> of this type  
in this region:  
4752 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
4349 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
3861 €



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