

Villa

Pobri, Kvarner



Ref	RE-U-38434
Type	Villa
Region	Kvarner › Opatija
Location	Pobri
Front line	No
Sea view	Yes
Distance to sea	1000 m
Floorspace	172 sqm
Plot size	65 sqm

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No. of bedrooms	3
No. of bathrooms	3
Price	€ 720 000

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A beautiful new project is available in the vicinity of Opatija, featuring two residential buildings, each with three villas in a row. Currently under construction in a peaceful location with stunning sea views, the project is just 1000 meters from the nearest beach. Each villa has a unique design and layout, ensuring individuality. Completion is expected by the end of 2023 or early 2024.

Each villa will be equipped with high-quality features, including a heat pump on the roof for underfloor heating throughout, a Daikin multi-split system for heating and cooling, oak three-layer parquet in the bedrooms, and first-class ceramics in other areas. The sanitary ware and fittings will be from Villeroy & Boch/Grohe, and the aluminum/PVC carpentry will be in anthracite color. Additional features include preparation for a solar power plant, a 200x200 massage pool, energy efficiency rated A, and a sauna in villas with a wellness area.

Sample Villetta of 172 sq.m. with garden of 65 sq.m. spans two floors.

The ground floor includes a spacious open-plan living room with a kitchen and dining area, a hallway, a bedroom with an en-suite bathroom and walk-in wardrobe, and a separate toilet.

The first floor has two bedrooms, each with its own bathroom and dressing room, a wellness area, a hallway, and a south-facing terrace offering breathtaking sea views.

The villa also includes two parking spaces and a private garden with a swimming pool.

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:
4186 €

Average price/m² of this type
in this region:
5765 €

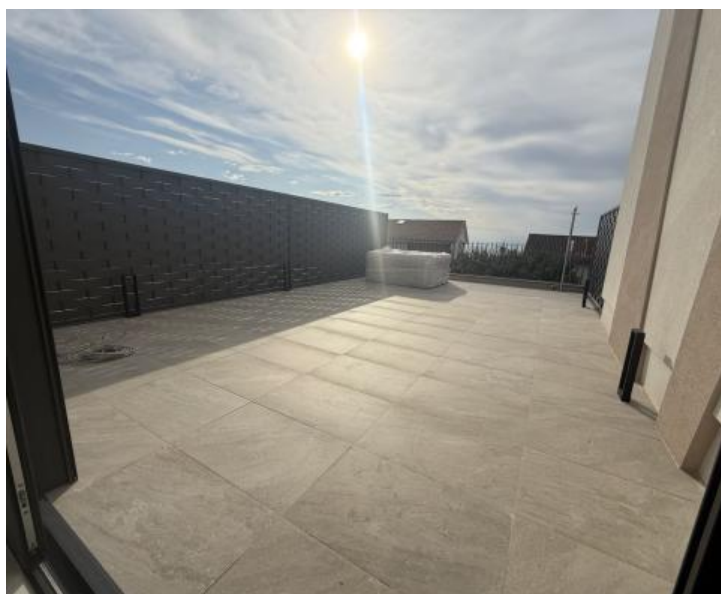
Median price/m² of this type
in this region:
4286 €

Average price/m² of this type
in Croatia:
4350 €

Median price/m² of this type
in Croatia:
3866 €

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