

# Villa

## Baska, Kvarner



<b>Ref</b>	RE-AB-BaskaVilla
<b>Type</b>	Villa
<b>Region</b>	Kvarner > Island Krk
<b>Location</b>	Baska
<b>Front line</b>	Yes
<b>Sea view</b>	Yes
<b>Distance to sea</b>	2 m
<b>Floorspace</b>	320 sqm
<b>Plot size</b>	800 sqm

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<b>No. of bedrooms</b>	3
<b>No. of bathrooms</b>	3
<b>Price</b>	€ 2 600 000

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Wonderful waterfront villa with Mediterranean garden descending to the sea splash in Baska on Krk island which had been connected to the mainland by the bridge!

Unique opportunity!

Mooring possibility for a boat in front of the villa!

Solid building with three levels of cca. 320 sq.m.

Lower level: konoba (lounge for venues) with fireplace and wine cellar.

Medium level: entry, kitchen, dining area and salon, wellness area with jacuzzi, bedroom with bathroom, terrace.

Upper level: two apartments with balcony overlooking the sea.

Land plot cca. 800 sq.m.

Spacious parking.

Slight modernization will turn this villa into a luxury property by the sea!

Unique opportunity!

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 m<sup>2</sup>:  
8125 €

Average price/m<sup>2</sup> of this type  
in this region:  
9751 €

Median price/m<sup>2</sup> of this type  
in this region:  
8000 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
7957 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
6667 €

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