

Villa

Crikvenica, Kvarner



Ref	RE-AB-V-157
Type	Villa
Region	Kvarner > Crikvenica
Location	Crikvenica
Front line	No
Sea view	Yes
Distance to sea	4000 m
Floorspace	600 sqm
Plot size	1500 sqm

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No. of bedrooms	5
No. of bathrooms	7
Price	€ 1 750 000

Exceptional estate on the hills above Crikvenica with beautiful distant sea views!

Total area of landscaped garden is 1500 sq.m. Total area is cca.600 sq.m.

The property is situated 260 m above sea level and this area is known for its «pure air therapy», being surrounded by woods belonging to the Catholic Church.

Villa no 76

Ground floor

Spacious salon with fireplace, dining place, open kitchen, separate store room, home cinema space, guest WC, 2 spacious bedrooms each with separate bathroom, covered space for outside dining

Upper floor

Three bedrooms with separate bathrooms, guest WC, spacious salon with fire place, small control video camera room, big terrace with wonderful distant sea view and islands Krk and Cres.

Lower basement

Office space with separate entrance, with 2 WC , massage room (or possibility for sauna) laundry room,

Office space suitable for restaurant, medical cabinet, architect office etc,

Opposite the house, separate private space for parking 10 cars

Villa benefits:

- garage for 2 cars
- amazing garden
- office spaces
- home cinema space
- summer kitchen and BBQ zone
- outdoor dining area
- indoor fireplaces
- *private spring of potable water on the land*
- exterior private parking for 10 cars situated opposite the property
- wonderful distant view sea and islands Krk and Cres

Absolutely stunning property of astonishing privacy and tranquillity.

There is a possibility to buy neighbouring villa on extra 1500 sqm of land for extra 800 000 eur.

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:
2917 €

Average price/m² of this type
in this region:
4276 €

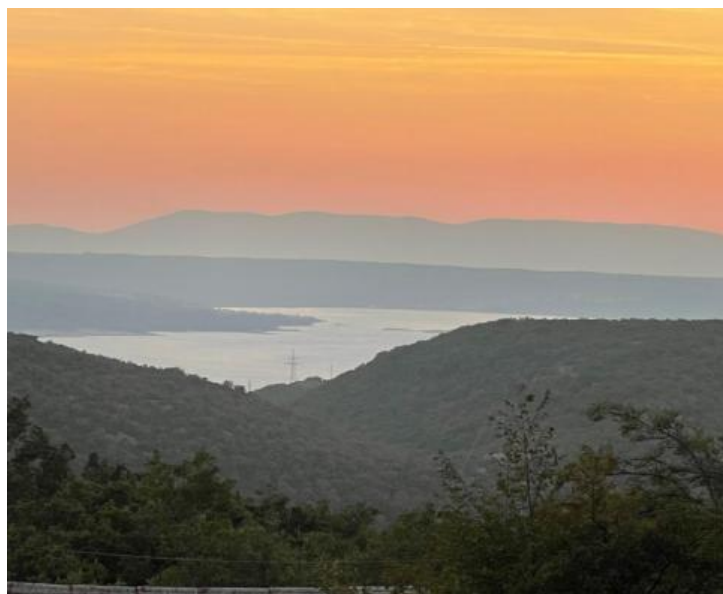
Median price/m² of this type
in this region:
4044 €

Average price/m² of this type
in Croatia:
4349 €

Median price/m² of this type
in Croatia:
3861 €

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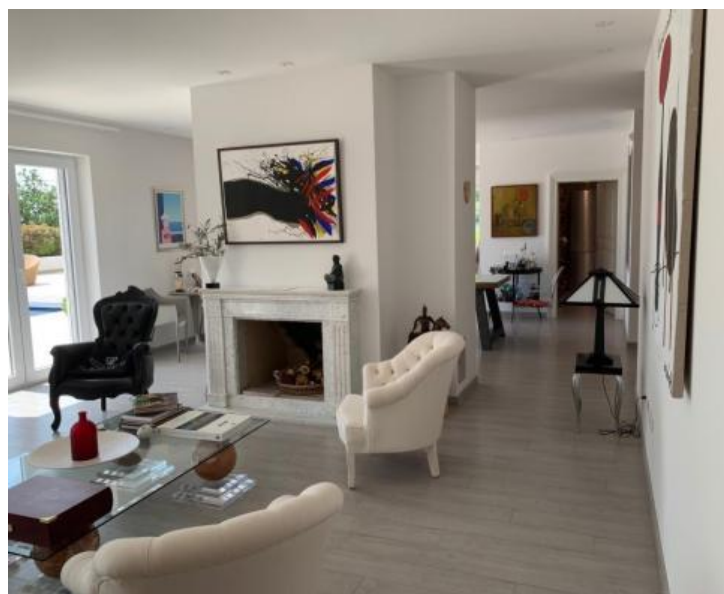
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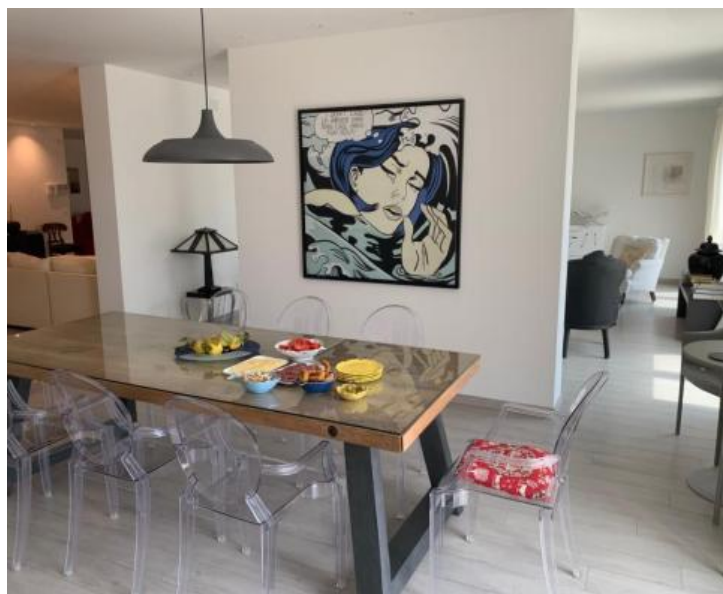
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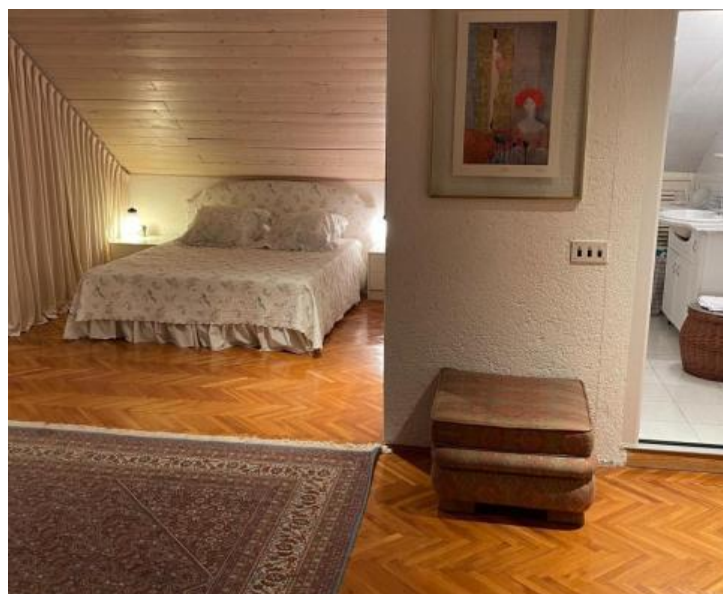
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