

# Villa

## Grad Krk, Kvarner



|                         |                      |
|-------------------------|----------------------|
| <b>Ref</b>              | Pres-10692           |
| <b>Type</b>             | Villa                |
| <b>Region</b>           | Kvarner › Island Krk |
| <b>Location</b>         | Grad Krk             |
| <b>Front line</b>       | No                   |
| <b>Sea view</b>         | Yes                  |
| <b>Distance to sea</b>  | 3500 m               |
| <b>Floorspace</b>       | 300 sqm              |
| <b>Plot size</b>        | 3394 sqm             |
| <b>No. of bedrooms</b>  | 5                    |
| <b>No. of bathrooms</b> | 5                    |
| <b>Price</b>            | € 1 500 000          |

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Fantastic estate cca. 3,5 km from the beaches with sea views within the woods of Krk!

Originally built in 1900 two stone authentic villas were completely renovated in 2013 in a true Provence or Mediterrean style with traditional stone and wooden elements.

Now they have total area 300 m<sup>2</sup>, with swimming pools and sea view, on a plot of 3394 m<sup>2</sup>, which is rarely large for Croatia!

The first stone villa surface area 200 m<sup>2</sup> consists of a ground floor with living room, kitchen and dining area, one bedroom with private bathroom, toilet and a covered terrace and the first floor with two bedrooms with private bathrooms and a terrace.

The second villa - bungalow (potentially for guests or adult children or older parents) with surface area of 100 m<sup>2</sup>, consists of two bedrooms with private bathrooms and living room with kitchen and dining area.

Both villas have their own pool with sunbathing area and barbecue.

Quiet location surrounded by greenery.

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>:  
5000 €

Average price/m<sup>2</sup> of this type  
in this region:  
4814 €

Median price/m<sup>2</sup> of this type  
in this region:  
4728 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
4343 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
3846 €

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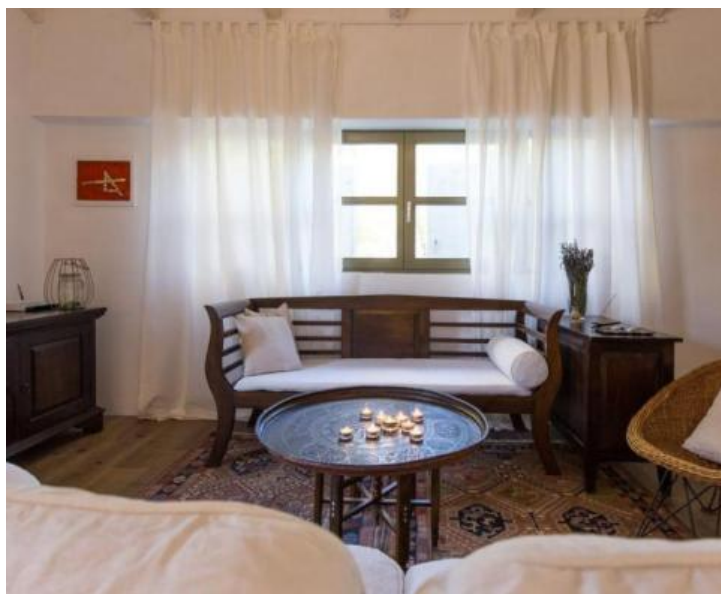
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