

House

Dramalj, Kvarner



Ref	RE-AB-Dramalj-2 Villas
Type	House
Region	Kvarner > Crikvenica
Location	Dramalj
Front line	No
Sea view	Yes
Distance to sea	500 m
Floorspace	186 sqm
Plot size	250 sqm

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No. of bedrooms	4
No. of bathrooms	6
Price	€ 520 000

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Two new semi-detached villas with two independent swimming pools in Dramalj with panoramic sea views!
Final stage of construction to be completed by summer 2022.

Total surface of villas is 186 sq.m. and 187 sq.m.

Land plots are cca. 250 sq.m. per villa.

Each villa has three levels.

Lower level: large free space of 53 sq.m. with bathroom (potentially fitness area with sauna or billiard hall, or home cinema, or workshop or garage).

Middle level: large salon with kitchen opening to the terrace, guest wc, bedroom and bathroom.

Upper level: hall, dressings, three bedrooms, three bathrooms, terrace.

Villas boast fantastic sea views which can not be obstructed.

Price is for each semi-detached villa.

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:
2796 €

Average price/m² of this type
in this region:
2576 €

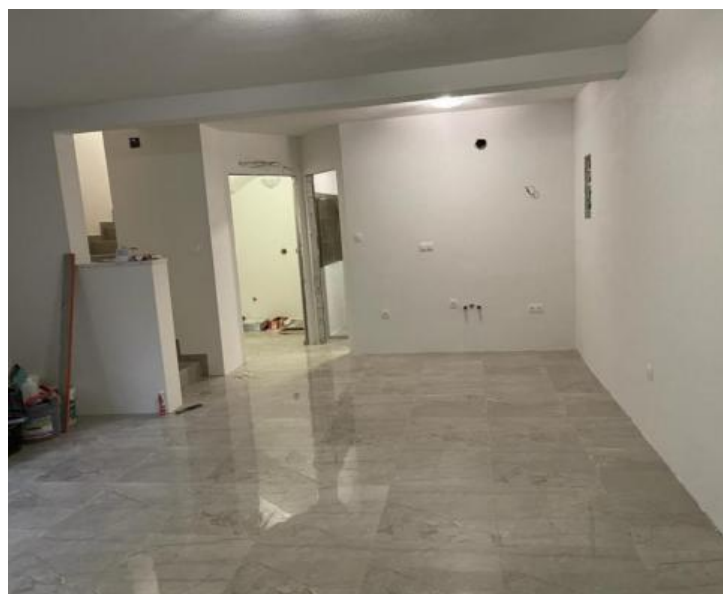
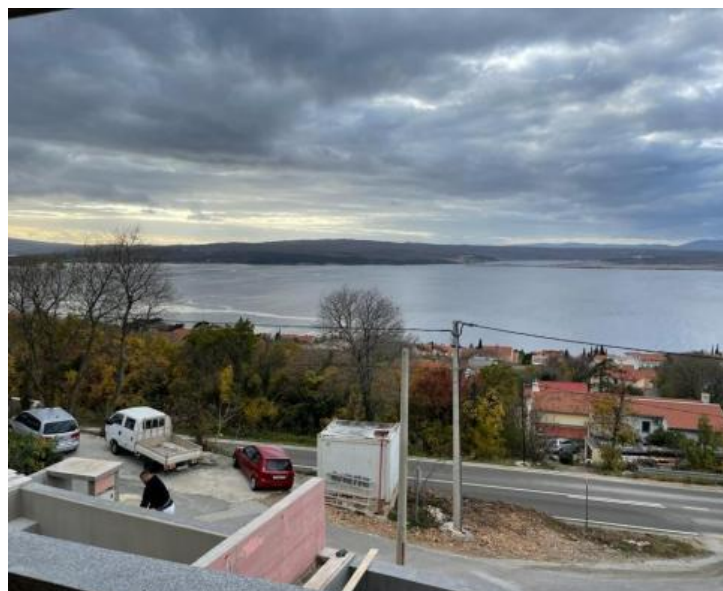
Median price/m² of this type
in this region:
2444 €

Average price/m² of this type
in Croatia:
2885 €

Median price/m² of this type
in Croatia:
2590 €

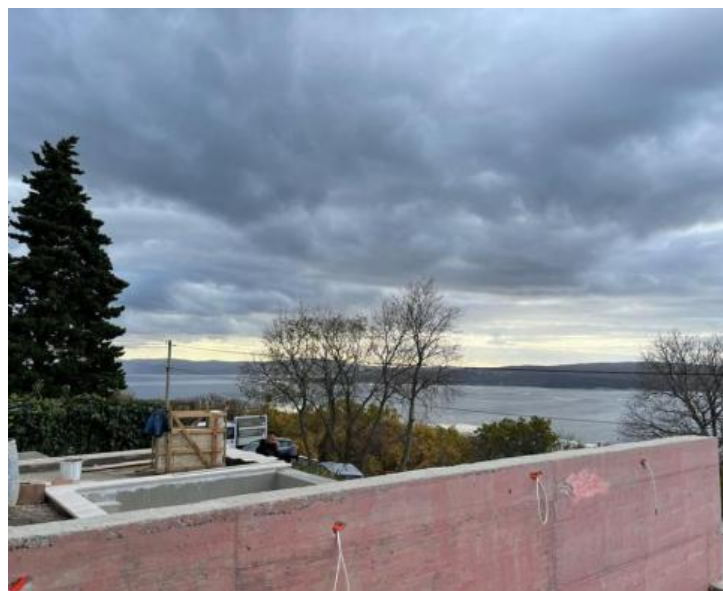
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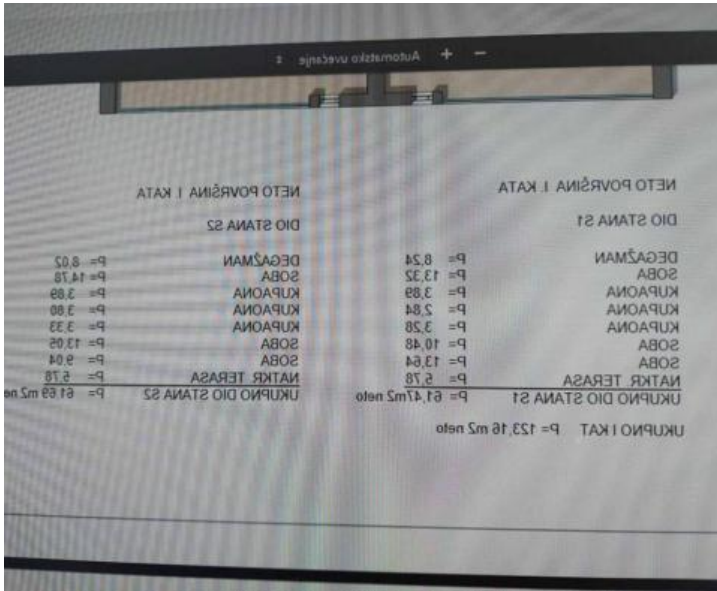


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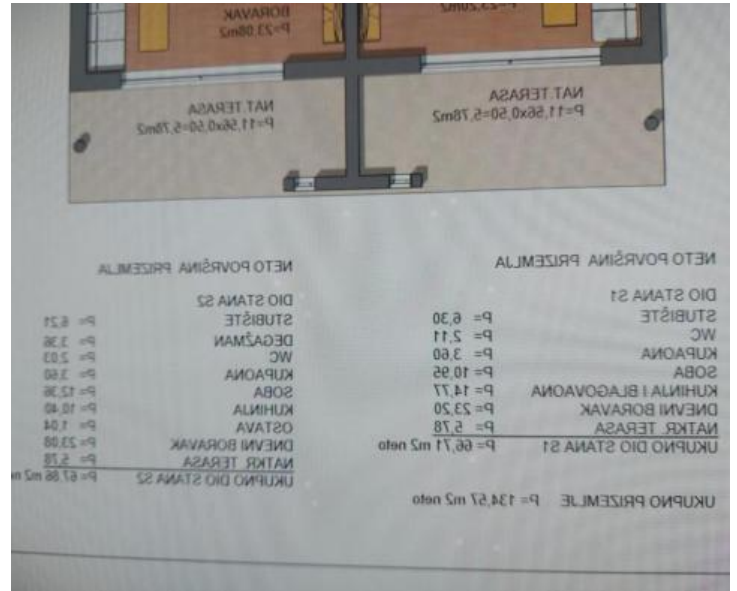
Dramalj, Kvarner



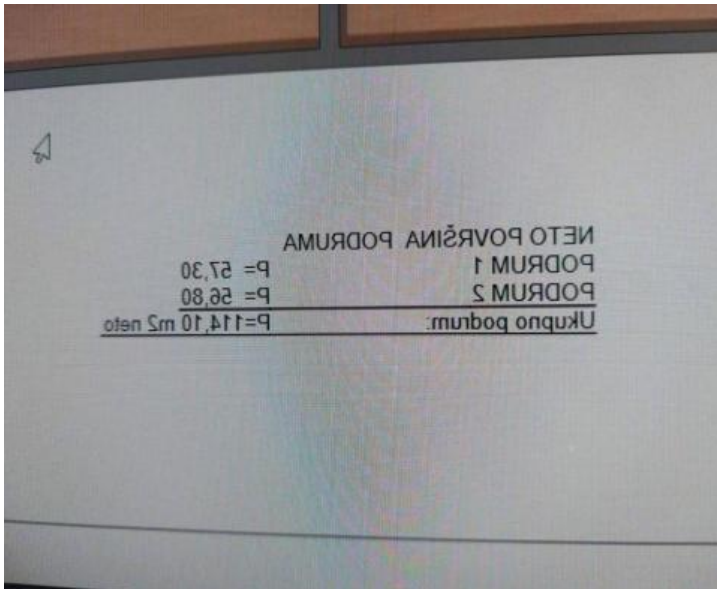
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NETO PLOŠTINA I KATA		NETO PLOŠTINA I KATA	
DIO STANA S2		DIO STANA S1	
UKUPNO DIO STANA S2	P= 61,47 m ² neto	UKUPNO DIO STANA S1	P= 123,16 m ² neto
NATK. TERASA	P= 2,78	NATK. TERASA	P= 2,78
SOBA	P= 9,04	SOBA	P= 13,64
SOBA	P= 13,02	SOBA	P= 10,48
SOBA	P= 13,33	SOBA	P= 3,28
KUPAONA	P= 3,80	KUPAONA	P= 2,84
KUPAONA	P= 3,89	KUPAONA	P= 3,89
SOBA	P= 14,78	SOBA	P= 13,32
DEGAŠMAN	P= 8,52	DEGAŠMAN	P= 8,54



NETO PLOŠTINA PRIZEMLJE		NETO PLOŠTINA PRIZEMLJE	
DIO STANA S2		DIO STANA S1	
UKUPNO DIO STANA S2	P= 87,88 m ² neto	UKUPNO DIO STANA S1	P= 66,71 m ² neto
NATK. TERASA	P= 2,78	NATK. TERASA	P= 2,78
DNEVNI BORAVAK	P= 23,08	DNEVNI BORAVAK	P= 23,20
OŠTAVA	P= 1,04	OŠTAVA	P= 1,04
KUHINJA	P= 10,40	KUHINJA I BLAGOVAONA	P= 23,20
SOBA	P= 12,36	SOBA	P= 14,77
KUPAONA	P= 10,92	KUPAONA	P= 10,92
WC	P= 2,03	KUPAONA	P= 3,60
DEGAŠMAN	P= 3,26	DEGAŠMAN	P= 5,11
STUBIŠTE	P= 6,27	STUBIŠTE	P= 6,30



NETO PLOŠTINA PODRUMA	
PODRUM 1	P= 57,30
PODRUM 2	P= 56,80
UKUPNO PODRUM:	P= 114,10 m² neto



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