

Villa

Loznati, Cres, Other islands



Ref	RE-U-13233-AB
Type	Villa
Region	Other islands
Location	Loznati, Cres
Front line	No
Sea view	No
Distance to sea	1500 m
Floorspace	324 sqm
Plot size	660 sqm
No. of bedrooms	4
No. of bathrooms	4
Price	€ 1 030 000

Tel: +385 91 357 3071 Viber, Whatsapp
info@adrionika.com
www.adrionika.com

Villa

Loznati, Cres, Other islands



Beautiful newly built villa with wellness and heated swimming pool on Cres island, cca. 1,5 km from the sea. Villa is completed in 2022. This amazing villa is an ideal combination of traditional style and modern decoration. Total surface is 324 sq.m. Land plot is 660 sq.m.

Villa consists of three floors, basement, ground floor and first floor, and is characterized by excellent spatial organization of interior and exterior.

In the basement there is a tavern/konoba with a modern kitchen, dining table and fireplace for evening gatherings with friends and family, wellness area, bathroom, boiler room, laundry / laundry and storage.

On the ground floor there is one bedroom, a spacious and beautifully decorated salon, connected to a modern kitchen and dining room and a bathroom. The salon and kitchen open onto an outdoor covered terrace through a movable glass wall. The kitchen will be equipped with state-of-the-art appliances.

On the upper floor there is a stair hall, are three bedrooms, each with its own bathroom and exit to the terrace. All floors are connected by an internal staircase.

The villa has **underfloor heating with a heat pump**, and each room and room is equipped with its own ceiling **Fan coiler air conditioning**, which makes it ideal for staying in the winter. Additionally, in the living room there is a **fireplace** that gives a special ambience.

In the garden there is a private swimming pool of 33m², sun deck zone, BBQ, outdoor covered kitchen with dining table and parking for several cars.

The **swimming pool is heated** and has all the necessary equipment.

High quality construction and high-end materials used in the construction of this villa, as well as additional security doors and alarm system guarantee security and longevity and undisturbed enjoyment of all the charms that this villa offers!

NOTE: The Buyer won't pay 3% property transfer tax as VAT is already within the price.

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.

Villa

Loznati, Cres, Other islands



Price per m²:
3179 €

Average price/m² of this type
in this region:
5845 €

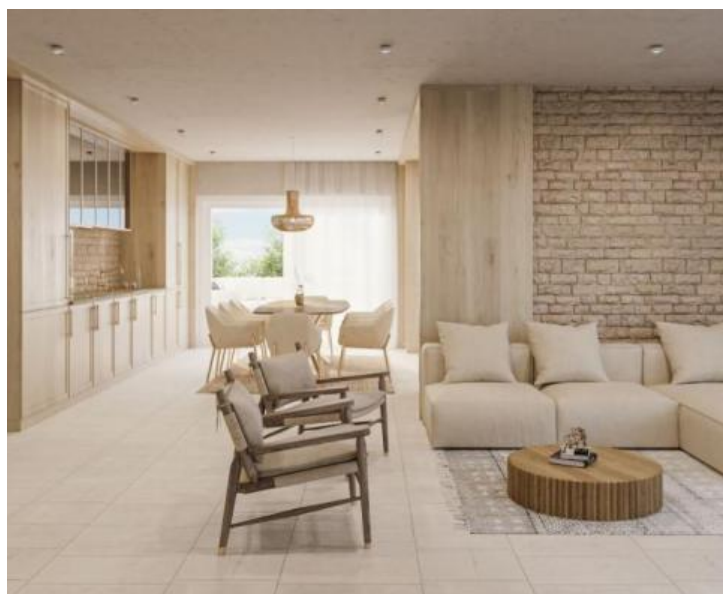
Median price/m² of this type
in this region:
4658 €

Average price/m² of this type
in Croatia:
4353 €

Median price/m² of this type
in Croatia:
3865 €

Villa

Loznati, Cres, Other islands



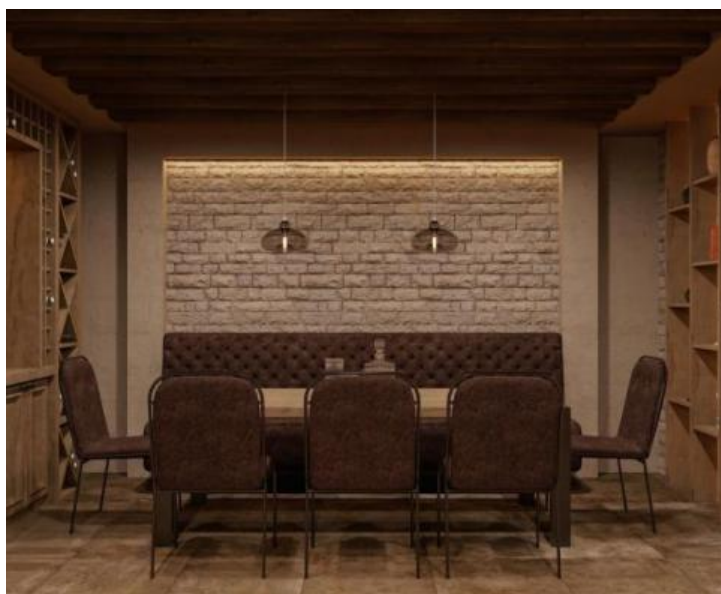
Villa

Loznati, Cres, Other islands



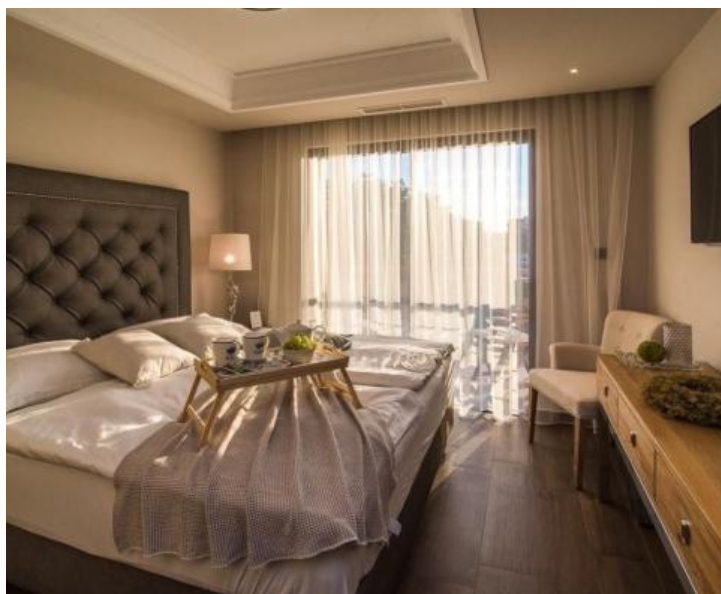
Villa

Loznati, Cres, Other islands



Villa

Loznati, Cres, Other islands



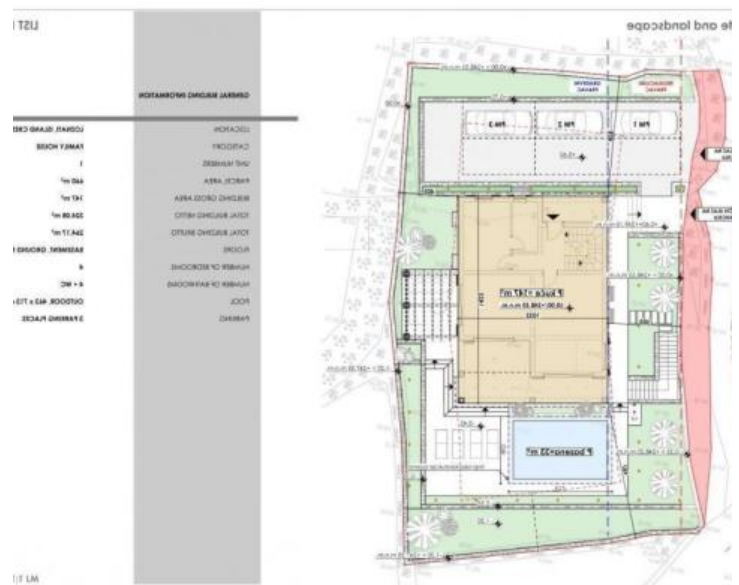
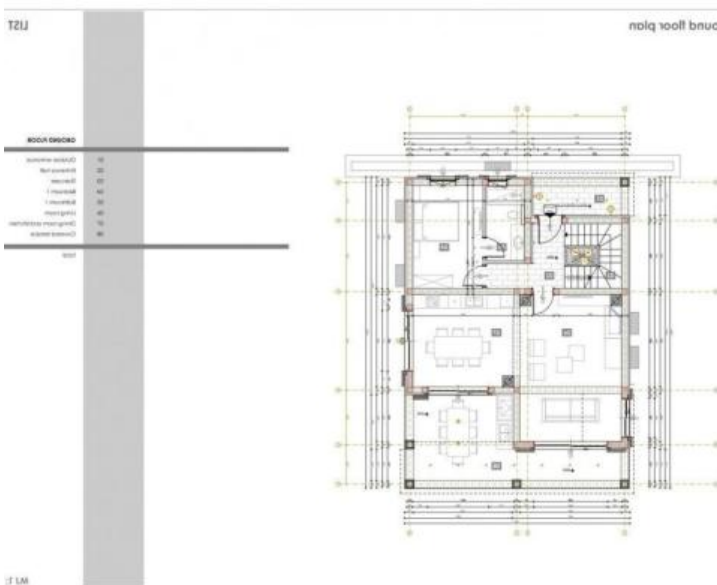
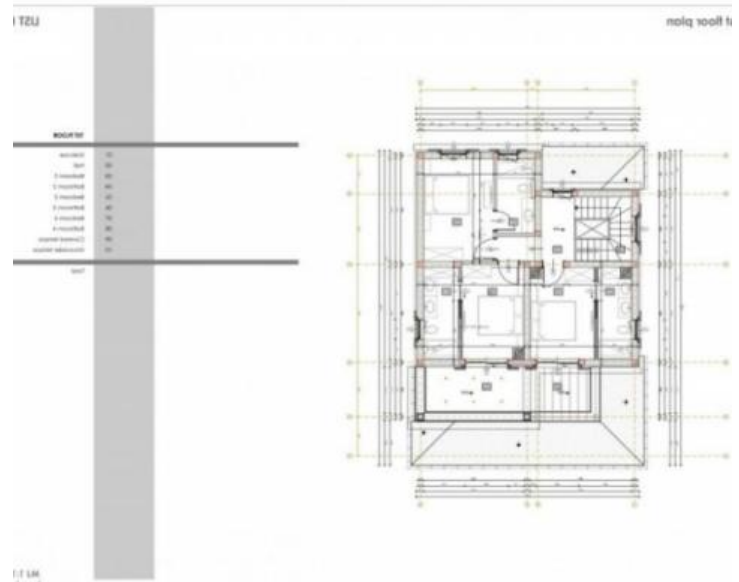
Villa

Loznati, Cres, Other islands



Villa

Loznati, Cres, Other islands



Villa

Loznati, Cres, Other islands

