

# Villa

Kalac, Mošćenička Draga, Kvarner



<b>Ref</b>	RE-U-13669
<b>Type</b>	Villa
<b>Region</b>	Kvarner > Opatija
<b>Location</b>	Kalac, Mošćenička Draga
<b>Front line</b>	No
<b>Sea view</b>	Yes
<b>Distance to sea</b>	800 m
<b>Floorspace</b>	240 sqm
<b>Plot size</b>	1200 sqm

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<b>No. of bedrooms</b>	3
<b>No. of bathrooms</b>	4
<b>Price</b>	€ 1 200 000

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### **Price fell from 1 380 000 eur to 1 200 000 eur!**

Very isolated villa with beautiful distant sea views in Moscenice!

Total area is 240 s.m. with a garden of almost 1000m<sup>2</sup> with **infinity swimming pool**, summer kitchen, mini golf and children's playground surrounded by greenery, and views of the Kvarner Bay.

This villa, built 4 years ago, in 2018 and it is designed in such a way that the stay is filled exclusively with good moments and dedicated to man recharging his batteries.

The building has two levels.

On the ground floor there is a spacious salon with access to the swimming pool - it leads to the kitchen with dining area. The third room on the ground floor is a space for socializing and entertainment with a jacuzzi for 6 people and a Finnish sauna.

On the upper floor there are 3 large bedrooms with attached bathrooms en-suite and their balconies facing the sea.

Top quality stone was used for the garden, and also in the interior with wood in the bedrooms. Each room has its own **air conditioning** and the house by the fireplace has **central heating + underfloor heating**.

It is important to note that the swimming pool is a heated infinity pool. The house offers more than 5 parking spaces and has its own garage.

This house is located near the famous pebble beach Mošćenička Draga but you can also get very quickly (within 10 minutes) to the beach Brseč. Opatija is 20 minutes away by car. The advantages of the location are privacy, peace, but simple and paved access.

Ideal home for someone who is looking for peace and privacy.

Perfect home for an artist or a writer.

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:  
5765 €

Median price/m<sup>2</sup> of this type  
in this region:  
4286 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
4350 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
3866 €

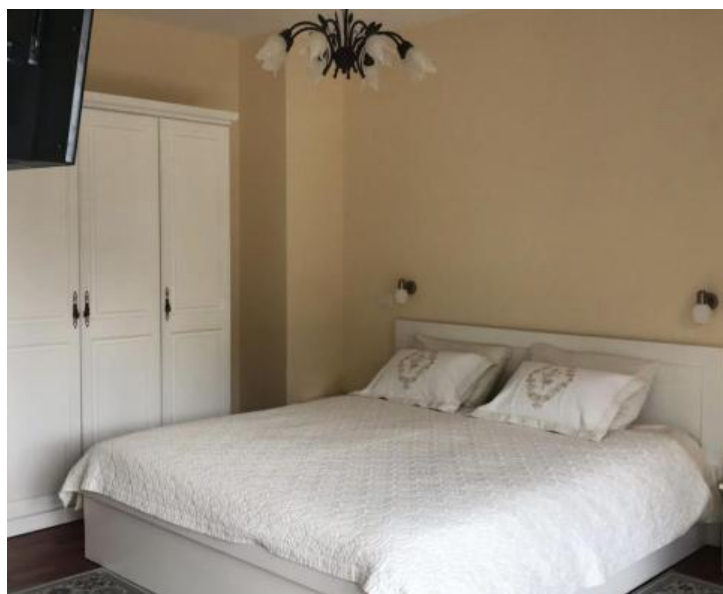
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