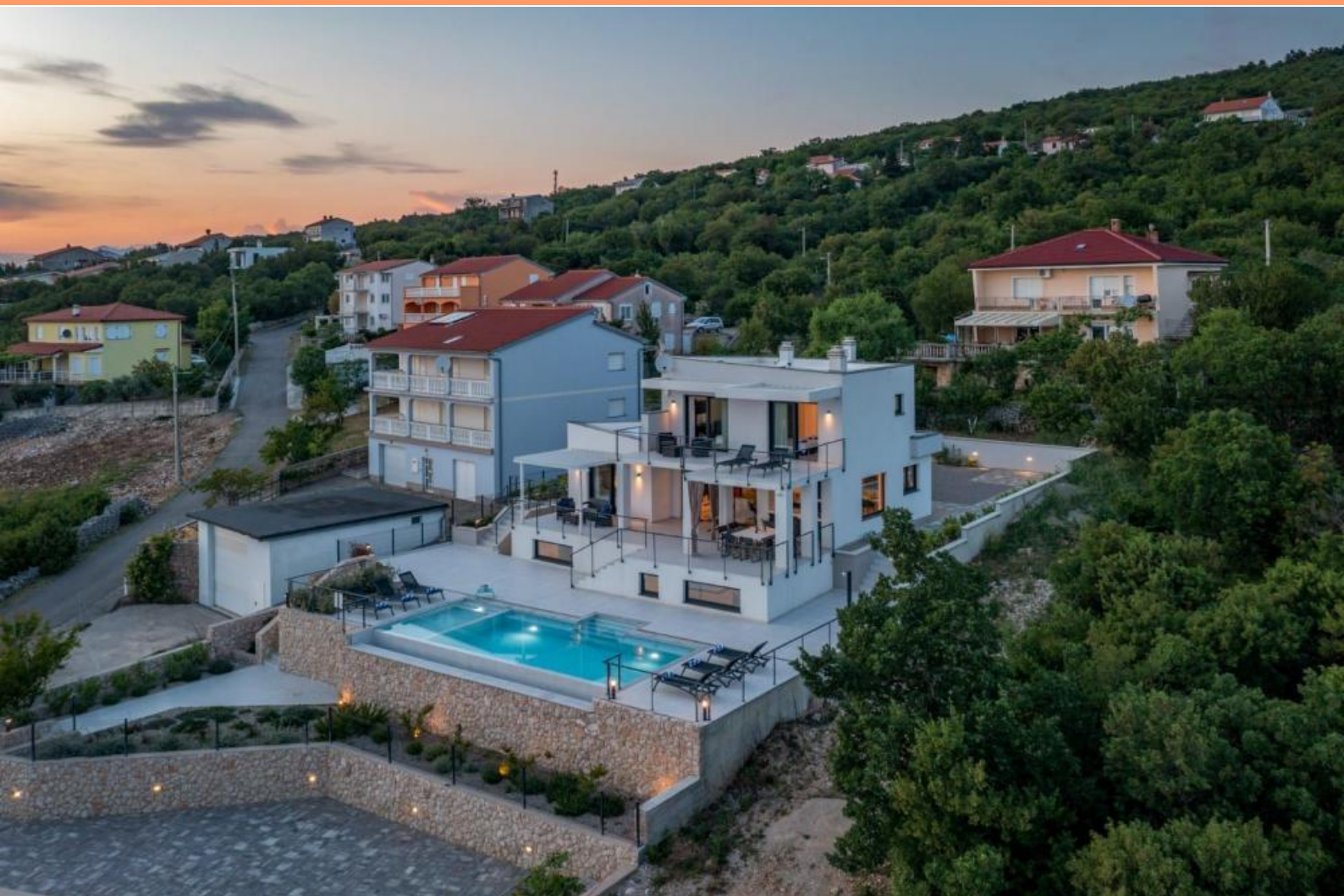


# Villa

## Šmrika, Kraljevica, Kvarner



<b>Ref</b>	RE-U-14429
<b>Type</b>	Villa
<b>Region</b>	Kvarner > Novi Vinodolski
<b>Location</b>	Šmrika, Kraljevica
<b>Front line</b>	No
<b>Sea view</b>	Yes
<b>Distance to sea</b>	1000 m
<b>Floorspace</b>	245 sqm
<b>Plot size</b>	910 sqm
<b>No. of bedrooms</b>	3
<b>No. of bathrooms</b>	3
<b>Price</b>	€ 1 150 000

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

# Villa

## Šmrika, Kraljevica, Kvarner



Beautiful villa with swimming pool and panoramic views of the sea, of Krk island, cca.900 meters from the sea!  
It is a prestigious suburb of Rijeka!  
Not far from Krk bridge!

Total area is 245 sq.m. Land plot is 910 sq.m.

There are three levels.

In the basement there is a game room for the youngest, as well as a fitness and wellness room with a sauna, hydromassage tub and shower.

On the ground floor there is an entry hall, guest toilet, a guest bedroom with its own bathroom, a kitchen with a dining room and a living room that leads to a beautiful covered terrace where you can enjoy the view of Kvarner and its islands.

On the upper floor there are two bedrooms with private bathrooms and a terrace where you can enjoy morning coffee and peace.

The entire facility is a pleasure to stay in and full of light. The surroundings are paved and decorated with stone walls, there is a large pool on it, which is divided into two parts, a shallow one for children and a deeper one with massage jets for the elderly. The facility also has a small children's playground and three parking spaces. This wonderful facility is located in a small town in an ideal location that offers the peace of a small town and proximity to the city with all its facilities.

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

## Šmrika, Kraljevica, Kvarner



Price per m<sup>2</sup>:  
4694 €

Average price/m<sup>2</sup> of this type  
in this region:  
3247 €

Median price/m<sup>2</sup> of this type  
in this region:  
3200 €

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

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

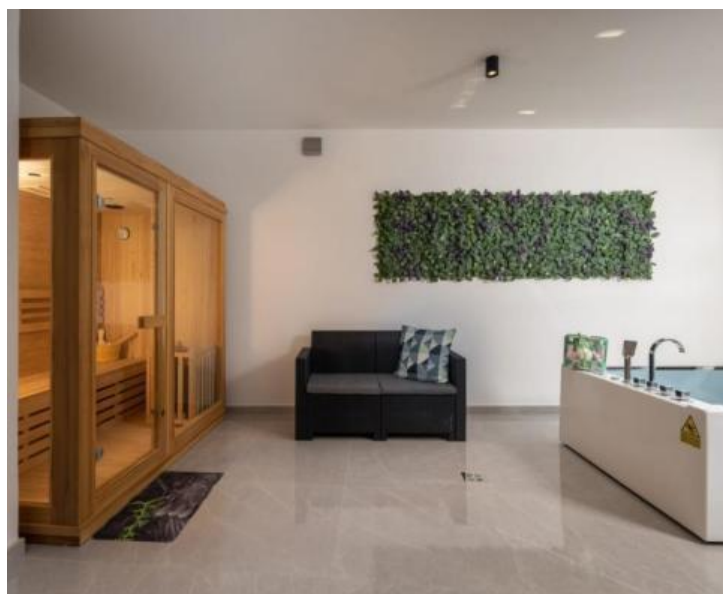
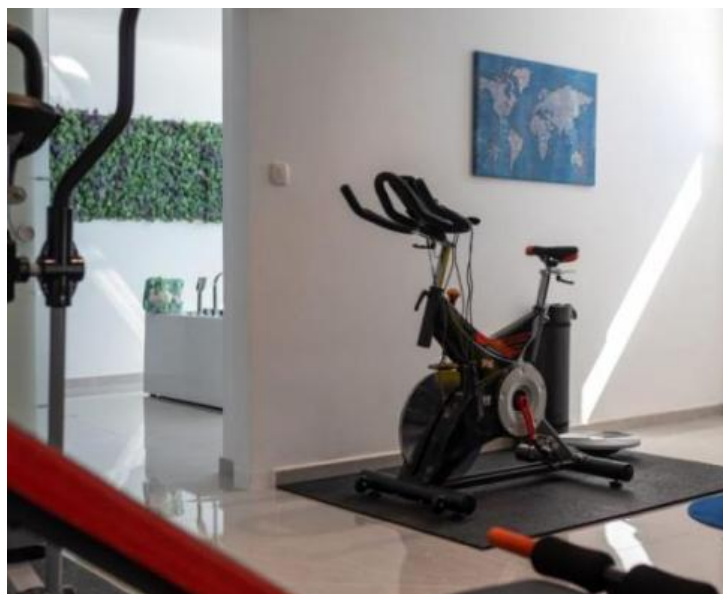
# Villa

Šmrika, Kraljevica, Kvarner



# Villa

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