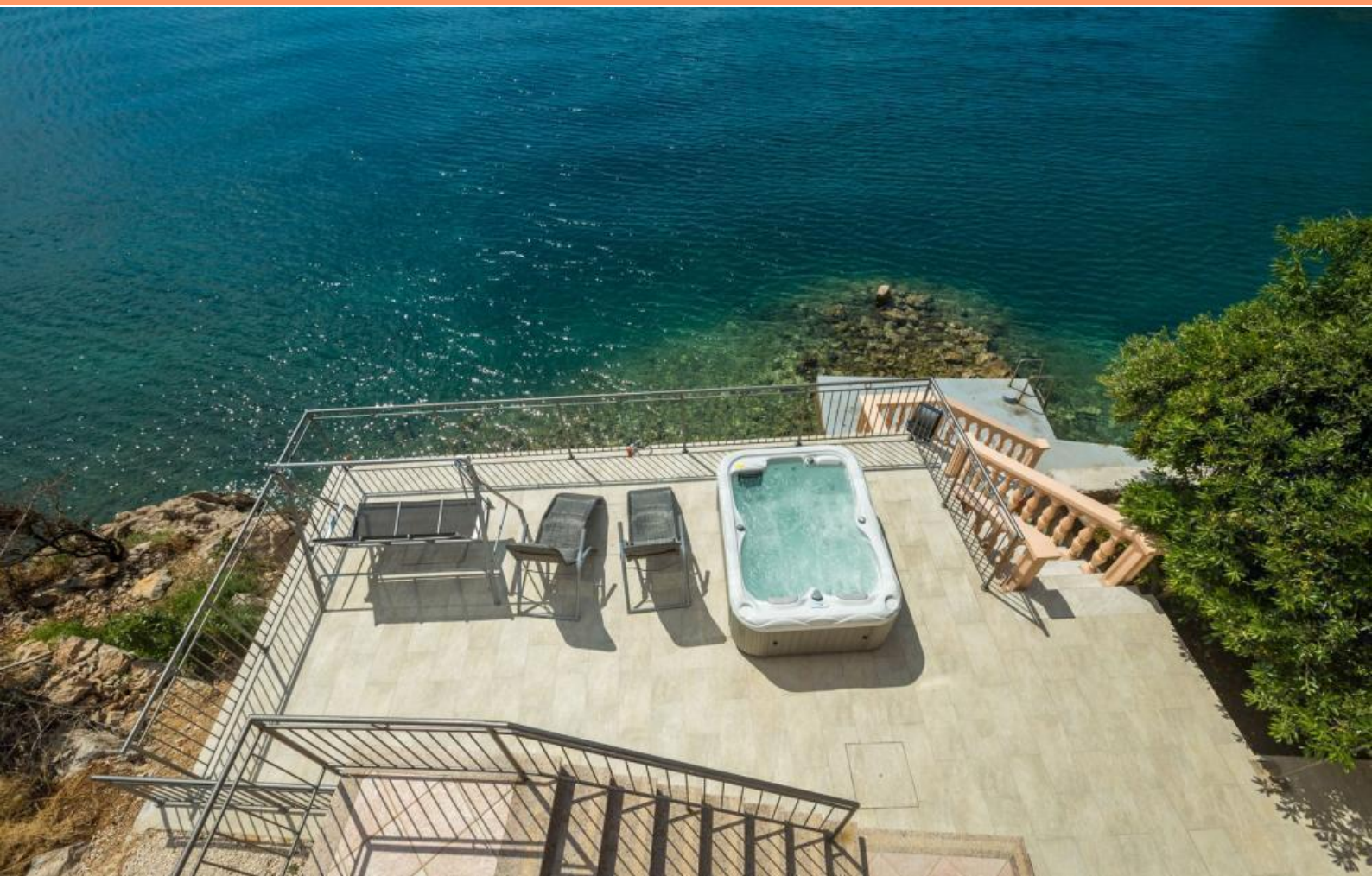


Villa

Lukovo Šugarje, Karlobag, Karlobag



Ref	RE-U-34113
Type	Villa
Region	Karlobag
Location	Lukovo Šugarje, Karlobag
Front line	Yes
Sea view	Yes
Distance to sea	5 m
Floorspace	196 sqm
Plot size	900 sqm
No. of bedrooms	3
No. of bathrooms	2
Price	€ 1 050 000

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

Villa

Lukovo Šugarje, Karlobag, Karlobag



Fascinating seafront villa for sale in Lukovo Šugarje, Karlobag!

Amazing position right by the sea with fantastic sea views!

The stairs from the villa go down directly to the swimming platform! You can also hold a yacht there, there are couple of moorings at the platform!

No strangers can access it.

Total area is 156 sq.m. Land plot is 677 sq.m.

House was built in 1990, complete adaptation is undertaken in 2021.

The property has two residential units, each on its own floor.

On the ground floor there are two bedrooms, a storage room, a bathroom, a kitchen with a dining room, and a living room that leads to a large terrace with a panoramic view of the sea.

On the first floor, there is a second apartment with three bedrooms, a bathroom, a kitchen and a living room with access to a balcony with a wonderful view of the sea and the islands.

The surroundings of the facility are nicely decorated, on it there is another terrace where there is a jacuzzi, from the terrace there is a path down to the sea and the landscaped beach where there is a small children's pool and BBQ zone. There is room for a smaller swimming pool in the garden.

This is an ideal facility for people seeking peace and solitude.

Gorgeous Velebit mountains are behind the villa.

In addition to the house, an old house of 30 m² on 200 m² is also for sale, also 1st row to the sea.

Total price would be 1 050 000 eur.

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

Lukovo Šugarje, Karlobag, Karlobag



Price per m²:
5357 €

Average price/m² of this type
in this region:
2566 €

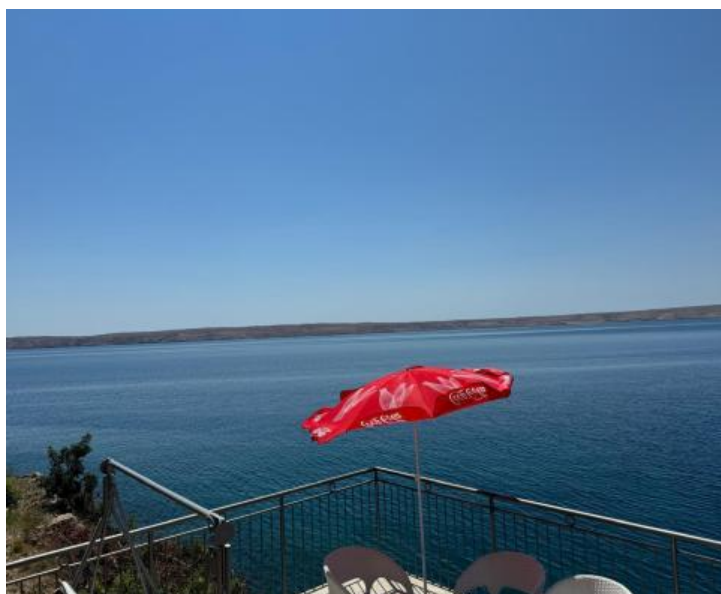
Median price/m² of this type
in this region:
3214 €

Average price/m² of this type
in Croatia:
7968 €

Median price/m² of this type
in Croatia:
6667 €

Villa

Lukovo Šugarje, Karlobag, Karlobag



Villa

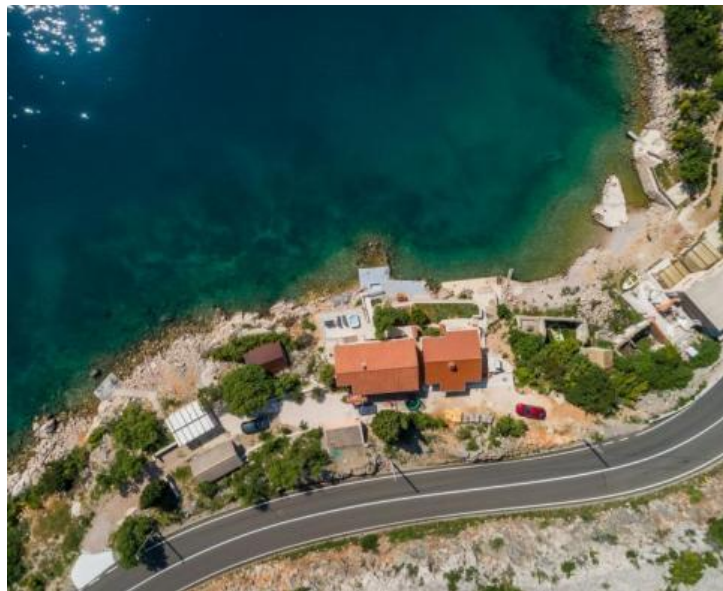
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