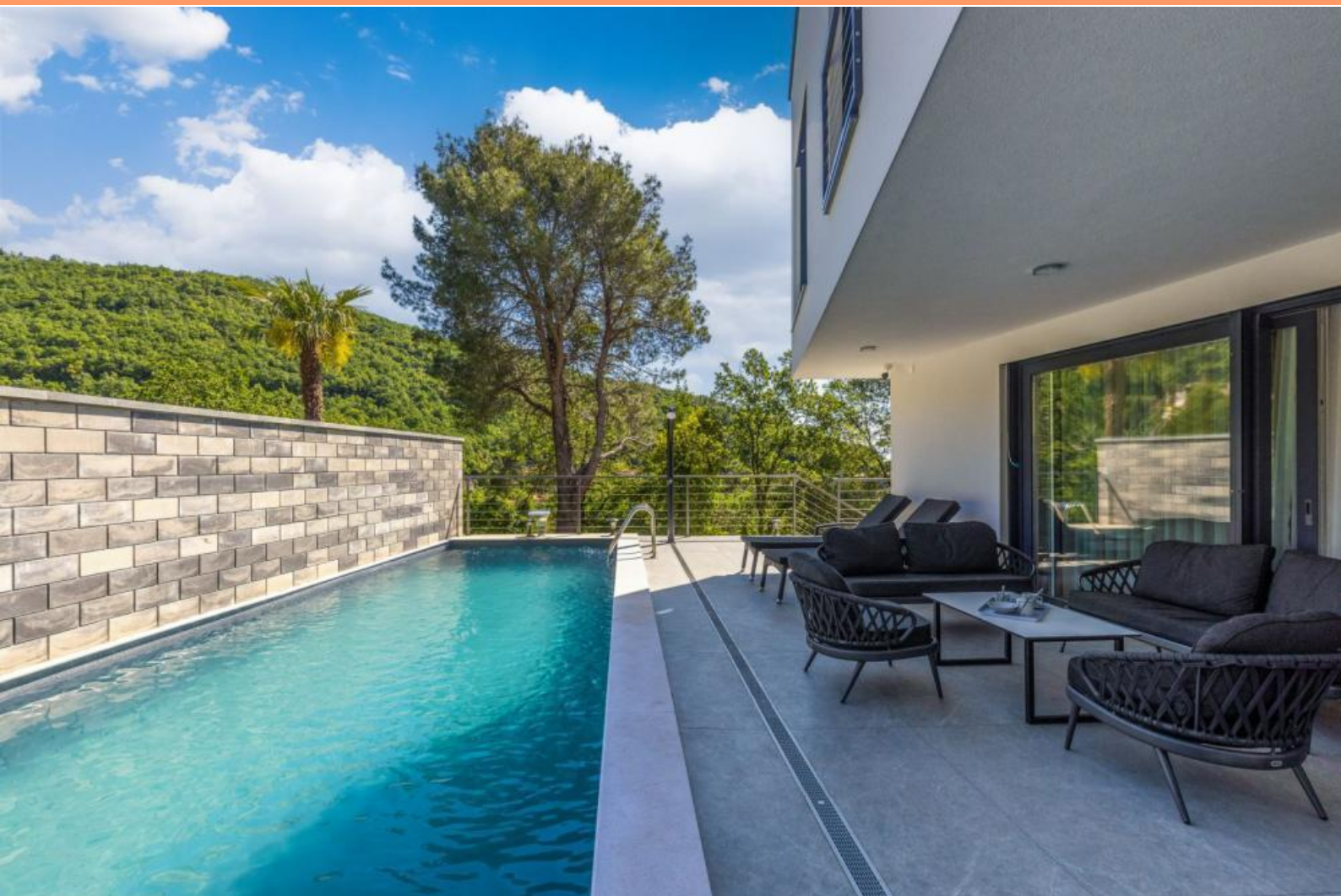


# Villa

## Mošćenička Draga, Kvarner



<b>Ref</b>	RE-U-35539
<b>Type</b>	Villa
<b>Region</b>	Kvarner > Opatija
<b>Location</b>	Mošćenička Draga
<b>Front line</b>	No
<b>Sea view</b>	Yes
<b>Distance to sea</b>	500 m
<b>Floorspace</b>	225 sqm
<b>Plot size</b>	455 sqm
<b>No. of bedrooms</b>	3
<b>No. of bathrooms</b>	3
<b>Price</b>	€ 830 000

# Villa

## Mošćenička Draga, Kvarner



### **Discounted! Price fell from 1 050 000 eur to 800 000 eur!**

Great villa for investment in Moscenicka Draga just 500 meters from the sea, with sea views!

Total floorspace is 225 sq.m. Land plot is 455 sq.m.

Villa is semi-detached and is completed in 2022. It is possible to buy both parts of the building.

This modern design villa consists of 3 bedrooms with en-suite bathrooms, a large open space living room that leads directly to the private swimming pool and its own wellness area with a jacuzzi and sauna.

Green surroundings, close proximity to the beach, sea view, garden are the advantages that make this house stand out on the market.

The villa is decorated with custom-made designer furniture, and the emphasis is on open space and glass walls oriented towards the sea.

Fasade insulation is 10 cm, high-quality parquet, luxury curtains, maintained garden with exotic plants, private fenced parking, alarm system, video surveillance, heated swimming pool of 30 m2.

The house is a perfect opportunity, especially as an investment for companies or individuals for the purpose of tourist rental.

The villa is arranged according to the 5-star categorization standard, and with the mediation of this house, consultation regarding further renting in the future is possible (care of the entire building, property management, property rental).

This property is owned by the company, and the price is €800,000 + VAT if you are buying as a legal entity (with the possibility of submitting a request for a VAT refund).

A rarity on the market, - an excellent investment that can be rented carefree through a property manager. 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

Mošćenička Draga, Kvarner



Price per m<sup>2</sup>:  
3689 €

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 €

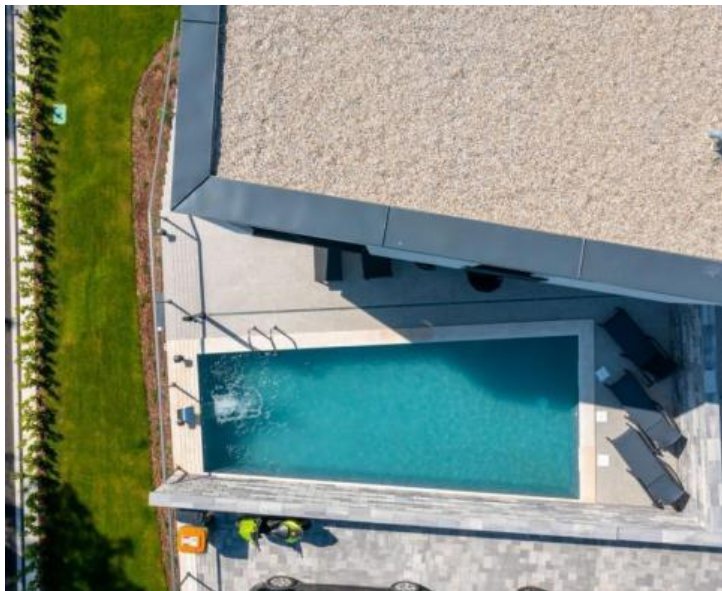
Average price/m<sup>2</sup> of this type  
in Croatia:  
4354 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
3869 €



# Villa

Mošćenička Draga, Kvarner



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# Villa

## Mošćenička Draga, Kvarner

