

Villa

Njivice, Omišalj, Kvarner



Ref	RE-U-12515
Type	Villa
Region	Kvarner › Island Krk
Location	Njivice, Omišalj
Front line	No
Sea view	Yes
Distance to sea	200 m
Floorspace	194 sqm
Plot size	120 sqm
No. of bedrooms	4
No. of bathrooms	3
Price	€ 1 340 000

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Modern design villa with swimming pool and panoramic sea views just 200 meters from the sea. This exclusive property has a total area of 194 m², located on two floors with a landscaped garden of 120 m². The ground floor has a living room with kitchen and dining area, hallway, guest toilet, storage room, two covered terraces of 15 and 18 m² and two uncovered terraces of 50 and 8 m². On the first floor there are four bedrooms, three bathrooms, hallway, two wardrobes, a covered terrace of 30 m² and a small uncovered terrace. In the construction of this villa, top quality materials and equipment were used. There is a swimming pool of 28 m² in the yard and two parking spaces are provided. Distance from the sea 200 m, and from the center 800 meters.

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 m²:
6907 €

Average price/m² of this type
in this region:
4848 €

Median price/m² of this type
in this region:
4775 €

Average price/m² of this type
in Croatia:
4352 €

Median price/m² of this type
in Croatia:
3868 €

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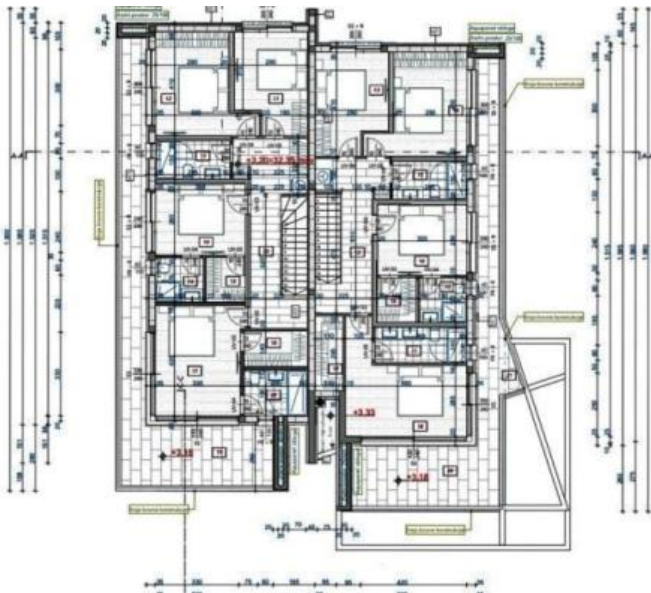
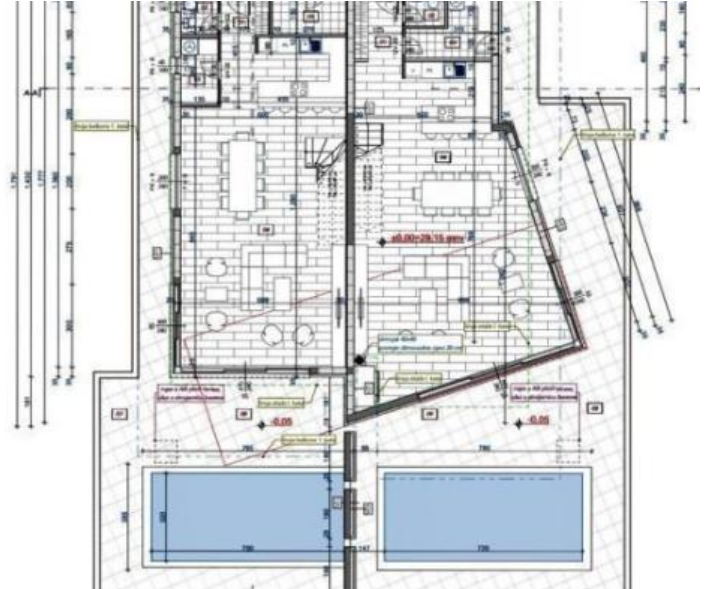
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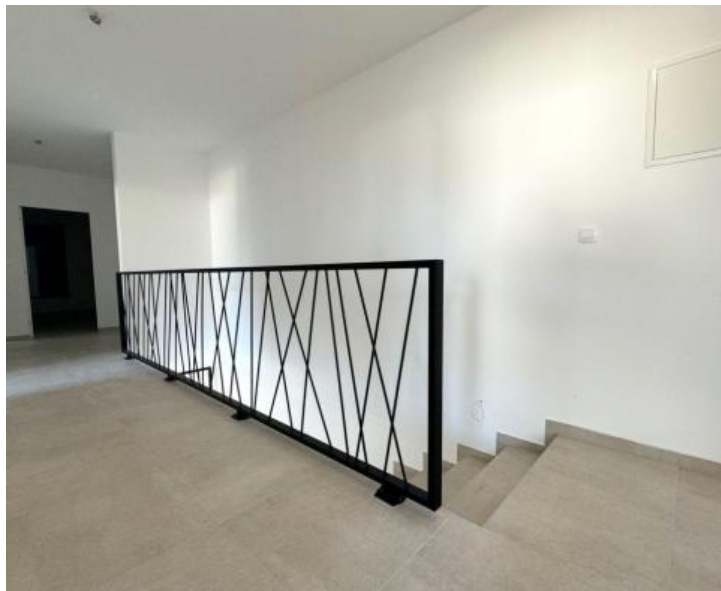
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