

Villa

Veprinac, Kvarner



Ref	RE-U-19905
Type	Villa
Region	Kvarner > Opatija
Location	Veprinac
Front line	No
Sea view	Yes
Distance to sea	1500 m
Floorspace	247 sqm
Plot size	550 sqm
No. of bedrooms	3
No. of bathrooms	3
Price	€ 960 000

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Contemporary stylish villa with a beautiful sea view in Opatija, cca. 1,5 km from the sea!

With one of the most beautiful views of the Kvarner Bay, located in the bay, protected from the bora, well built and equipped in an excellent location, this wonderful modern villa offers you an unforgettable stay.

Its living area of 247 m² extends over three floors - basement, ground floor and first floor.

In the basement of this beautiful villa is a room reserved for fitness (36m²), boiler room (33m²), pool engine room (6m²), storage room and garage for three cars.

The ground floor of 78 m² has a spacious living room with large glass walls, kitchen with dining area and guest wc.

On the first floor of 94 m² there are three bedrooms with private bathrooms, one of which has a balcony where you can enjoy the beautiful sea view.

The villa is equipped with air conditioning, heating and cooling system and underfloor heating - heat pumps. Only high-quality materials were used in the decoration, so the villa gets the status of a luxury property.

The garden of this villa is 350 m² when excluding the area occupied by the house, and the total plot area is 550 m².

In the yard there is a garden, swimming pool (30 m²) with a beach and two outdoor parking spaces.

The air distance from the sea is only 1,500 meters, and the road to the first beach about 3 km.

Note:

The buyer does not pay real estate transfer tax because the price includes VAT. An ideal house for those who want to rent, but also as an opportunity for a luxurious family home.

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:
3887 €

Average price/m² of this type
in this region:
5739 €

Median price/m² of this type
in this region:
4267 €

Average price/m² of this type
in Croatia:
4364 €

Median price/m² of this type
in Croatia:
3866 €

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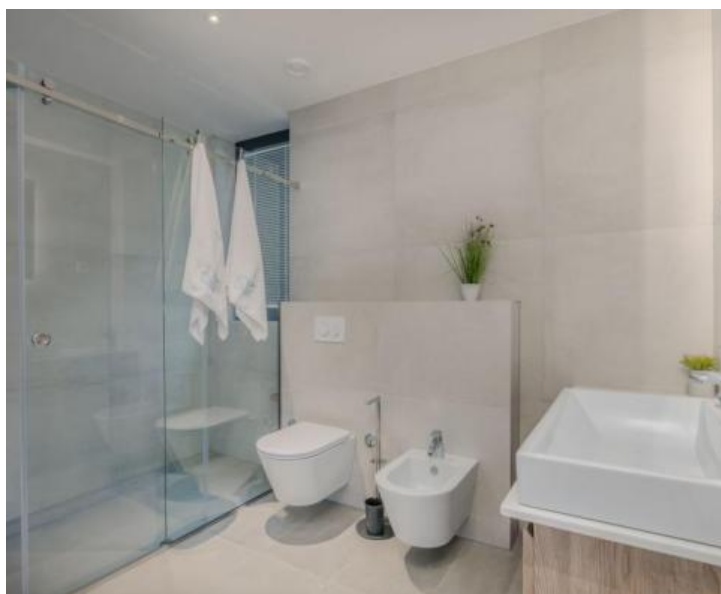
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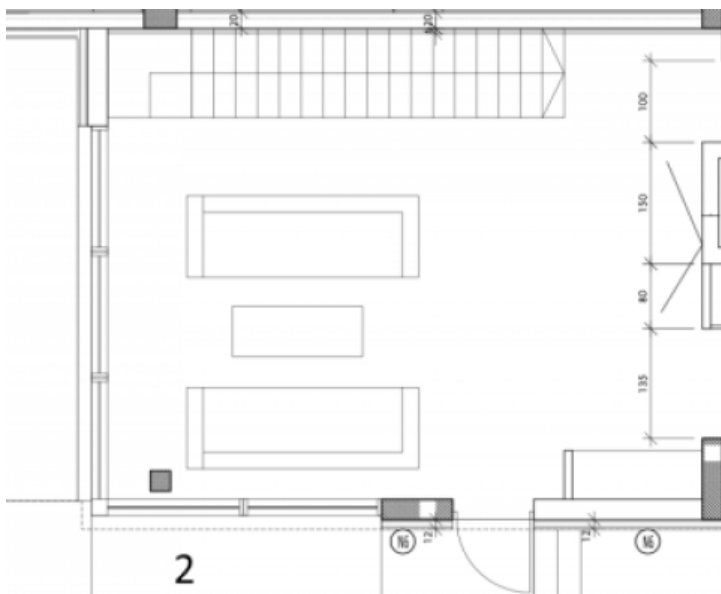
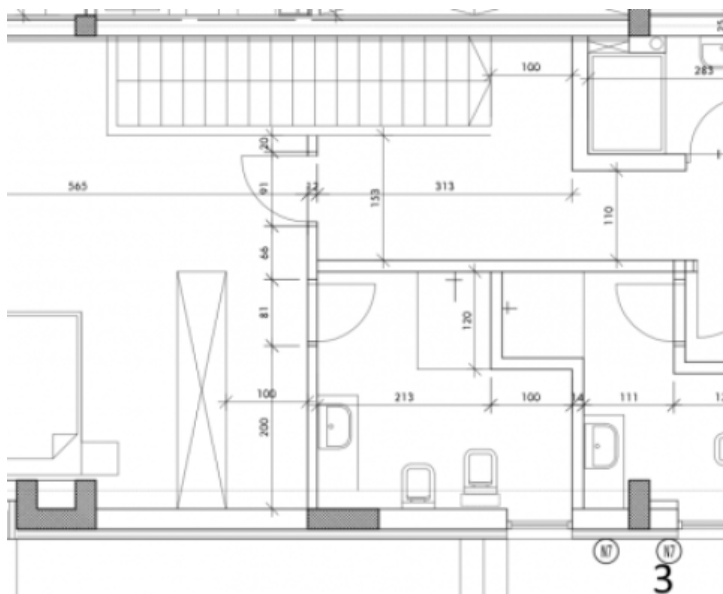
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