

# Villa

Vrbnik, Kvarner



**Ref**

RE-U-20372

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# Villa

## Vrbnik, Kvarner



<b>Type</b>	Villa
<b>Region</b>	Kvarner › Island Krk
<b>Location</b>	Vrbnik
<b>Front line</b>	No
<b>Sea view</b>	No
<b>Distance to sea</b>	8000 m
<b>Floorspace</b>	180 sqm
<b>Plot size</b>	600 sqm
<b>No. of bedrooms</b>	4
<b>No. of bathrooms</b>	4
<b>Price</b>	€ 695 000

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Villa of modern outlook in Garica, Vrbnik, on Krk island!  
Total floorspace is 180 sq.m. Land plot is 600 sq.m.

Villa with a swimming pool in a beautiful place in the interior of the island Krk which is now connected to the mainland by the bridge.

The villa is a new construction with a total area of about 180m<sup>2</sup>.

It is spread over 2 floors, the ground floor and the first floor are interconnected with an internal staircase.

On the ground floor there is an entrance hall from which you enter the living room, which is connected to the kitchen and dining room, and a guest bedroom with its own bathroom.

The rooms have access to a terrace of 15 m<sup>2</sup> and a heated swimming pool of 30 m<sup>2</sup>.

On the ground floor there is also a guest toilet and a storage room.

On the first floor of the house there are 3 bedrooms with their own bathrooms and access to the terrace.

The yard is beautifully decorated in a Mediterranean style.

The property is sold fully furnished. The air distance from the sea is 4.5 km, and the road distance is 8 km.

Everything is new, fresh and prepared for the rental season.

Neat and clean property!

Ideal property for investment for the purpose of tourist rental or for a 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 m<sup>2</sup>:  
3861 €

Average price/m<sup>2</sup> of this type  
in this region:  
4847 €

Median price/m<sup>2</sup> of this type  
in this region:  
4752 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
4350 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
3865 €

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