

# Villa

Muraj, Krk, Kvarner



<b>Ref</b>	RE-U-22660
<b>Type</b>	Villa
<b>Region</b>	Kvarner > Island Krk
<b>Location</b>	Muraj, Krk
<b>Front line</b>	No
<b>Sea view</b>	No
<b>Distance to sea</b>	2000 m
<b>Floorspace</b>	160 sqm
<b>Plot size</b>	636 sqm
<b>No. of bedrooms</b>	3
<b>No. of bathrooms</b>	3
<b>Price</b>	€ 890 000

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Mediterranean villa in Muraj, Krk island, cca. 2 km from the sea!

Total area is 160 sq.m. Land plot is 636 sq.m.

Villa was built in 2023.

On the ground floor there is a bedroom with its own bathroom, an open space with a kitchen and dining room, a living room, a storage room and a toilet. From the living room there is a covered terrace with a barbecue and a summer kitchen and a garden with a swimming pool.

The first floor consists of two bedrooms, each with its own bathroom and access to a large covered balcony with a view of the green area.

The villa is equipped with quality floor coverings, top-quality ceramics and sanitary ware, and quality electrical appliances. It has multisplit air conditioning in all rooms and underfloor heating in the bathrooms.

It has a modern interior and furniture.

The yard is fenced, has automatic irrigation and a beautiful heated swimming pool with an arranged sunbathing area.

There are several parking spaces next to the villa

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>:  
5563 €

Average price/m<sup>2</sup> of this type  
in this region:  
4820 €

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

Average price/m<sup>2</sup> of this type  
in Croatia:  
4349 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
3855 €



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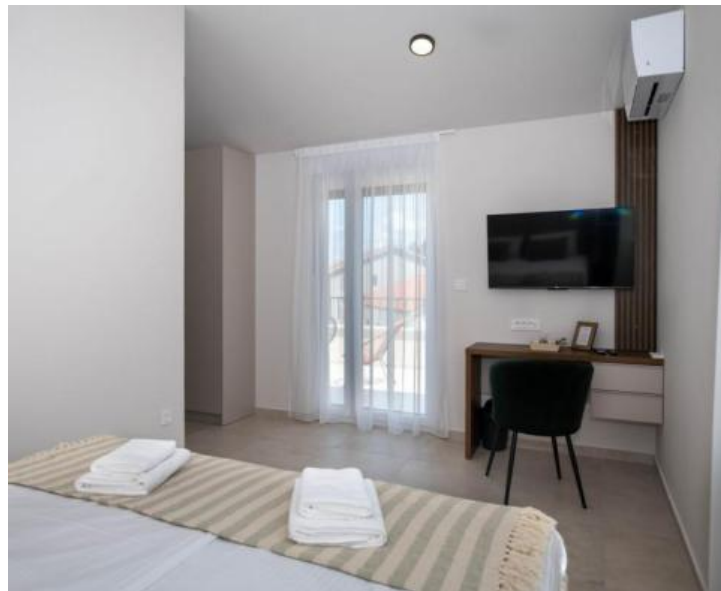
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