

# Villa

## Brsec, Kvarner



<b>Ref</b>	RE-I-125
<b>Type</b>	Villa
<b>Region</b>	Kvarner > Opatija
<b>Location</b>	Brsec
<b>Front line</b>	Yes
<b>Sea view</b>	Yes
<b>Distance to sea</b>	50 m
<b>Floorspace</b>	90 sqm
<b>Plot size</b>	600 sqm
<b>No. of bedrooms</b>	2
<b>No. of bathrooms</b>	2
<b>Price</b>	€ 1 400 000

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### **Discounted!**

**Old price was 2,5 mio euro, new price is 1,4 mio euro!**

Fantastic villa of unique location on Riviera Opatija in Ika just 50 meters above the beach!

This second-to-none villa is located on the rock with a breathtaking panorama of the sea!

Below - a delightful small private sandy beach, two piers for a boat!

It is a small refurbished stone villa of 90 sq.m. on a rock with a land of 600 sq.m. around.

It was renovated in 2016 as luxury accommodation with pool, sunbathing area, BBQ zone, outdoor dining.

Three parking places.

Central water, electricity, asphalt, road, AC, SAT TV, Internet.

The villa consists of two bedrooms, two bathrooms, a drawing room with a zone of a dining room and a kitchen, a terrace, a guest toilet, a gallery, a boiler room and a storeroom.

Very special property.

Note: there is a smaller road in front, between the villa and the sea.

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>:  
15556 €

Average price/m<sup>2</sup> of this type  
in this region:  
15993 €

Median price/m<sup>2</sup> of this type  
in this region:  
12500 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
7957 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
6667 €

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