

# Villa

Krk, Kvarner



<b>Ref</b>	RE-U-22863
<b>Type</b>	Villa
<b>Region</b>	Kvarner > Island Krk
<b>Location</b>	Krk
<b>Front line</b>	No
<b>Sea view</b>	Yes
<b>Distance to sea</b>	750 m
<b>Floorspace</b>	226 sqm
<b>Plot size</b>	719 sqm
<b>No. of bedrooms</b>	4
<b>No. of bathrooms</b>	4
<b>Price</b>	€ 1 600 000

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New luxury villa on Krk, under construction, 750 meters from the sea, with sea views!  
Total area is 226 sq.m. Land plot is 719 sq.m.

We enter the ground floor (139 sq.m.) through the covered porch.

The stylishly designed ground floor on two levels (split-level room) consists of an entrance hall, a bedroom, a bathroom and a storage room of 2.5 m<sup>2</sup> on one level, while on the southern part there is an open type kitchen with a dining room and a living room, with access to the terrace where there is also a covered outdoor room - the summer kitchen.

The first floor (93.04 m<sup>2</sup>) is led by a staircase located in the entrance hall with double height, and consists of three bedrooms with their own bathrooms.

The south-facing bedrooms have access to the terrace with a wonderful view of the old town and the sea.

On the 719 m<sup>2</sup> plot, next to the beautiful gardens greened with Mediterranean plants, there is a 56 m<sup>2</sup> swimming pool with a sun deck and four parking spaces (two under a covered canopy) with a connection for electric cars.

The villa will be equipped with large double-glazed aluminum windows with electric sun blinds and a modern anti-burglary aluminum entrance door with a fingerprint or chip system. In addition to a wood-burning fireplace, the villa will be equipped with an air heater and underfloor heating in all rooms, as well as a photovoltaic system with storage on the roof. LED recessed spotlights, high-quality floor coverings and cement glazes, and first-class equipment will contribute not only to the quality but also to the elegance of this stone villa.

The planned completion of all works is in 2024.

For those who are looking for a peaceful environment and close to the center - this luxury villa is an ideal opportunity for personal enjoyment, and due to its location, content and quality of construction, it is also suitable for renting for tourist purposes.

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>:  
7080 €

Average price/m<sup>2</sup> of this type  
in this region:  
4814 €

Median price/m<sup>2</sup> of this type  
in this region:  
4728 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
4343 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
3846 €

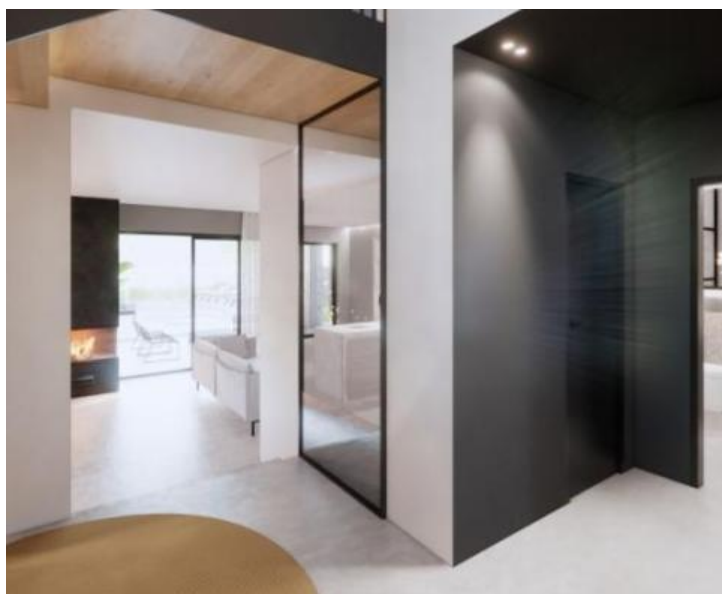
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