

Villa

Crikvenica, Kvarner



Ref	RE-U-23336
Type	Villa
Region	Kvarner › Crikvenica
Location	Crikvenica
Front line	No
Sea view	Yes
Distance to sea	1200 m
Floorspace	300 sqm
Plot size	577 sqm
No. of bedrooms	4
No. of bathrooms	4
Price	€ 1 200 000

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Modern villa with panoramic sea view in Crikvenica cca. 1 km from the sea and beach!

Exclusive modern villa with swimming pool

We offer a beautiful modern villa of 300 sq.m.in a great location above the town of Crikvenica.

The villa has a spectacular view of the sea and the island of Krk. Land plot around is 577 sq.m.

This modern beauty consists of an entrance area on the ground floor, which also houses the living room with dining room and kitchen, as well as a bedroom and bathroom. Upstairs there are three bedrooms, each with its own bathroom, and a roof terrace with a Balboa jacuzzi, a Finnish sauna and a sun deck.

It is fully equipped and furnished with designer furniture and is being sold as such.

Additional equipment includes air conditioning in every room, underfloor heating, heat pumps and a central vacuum cleaner. The villa is categorized with the highest energy class, and the garden includes 3 parking spaces and an infinity pool 9x5x1.5.

The villa is equipped with a smart house system - control via mobile applications, underfloor heating on the ground floor and ceiling cooling. The preparation for solar panels has been carried out. Ajax alarm system, DVC visual surveillance system, smart Nuki lock with encrypted front door + keypad, you can use your smartphone instead of a classic key, pool mode control, Bluetooth irrigation control.

All materials are of top quality and from renowned manufacturers. The house is also equipped with a central vacuum system, Aertentica robot - self-cleaning. The carpentry is Schüco, the glass is of the highest energy class. Glazing: 2 x 6+4+6mm 6 SUNGARD 52 LIGHT+16+4+16+331 VSG Ug=0.6 W/(m2K) Heating by Klima Gree in all rooms.

The infinity pool overflows on all 4 sides. The cladding of the building is stone wool 12 cm at the level of energy class A+.

The interior of the villa is decorated so that the floors are tiled with top-quality Italian ceramics, except in the rooms where top-quality three-layer parquet is installed. The price shown is for a natural person.

For legal buyers, the price for VAT is reduced.

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:
4000 €

Average price/m² of this type
in this region:
4276 €

Median price/m² of this type
in this region:
4044 €

Average price/m² of this type
in Croatia:
4345 €

Median price/m² of this type
in Croatia:
3846 €

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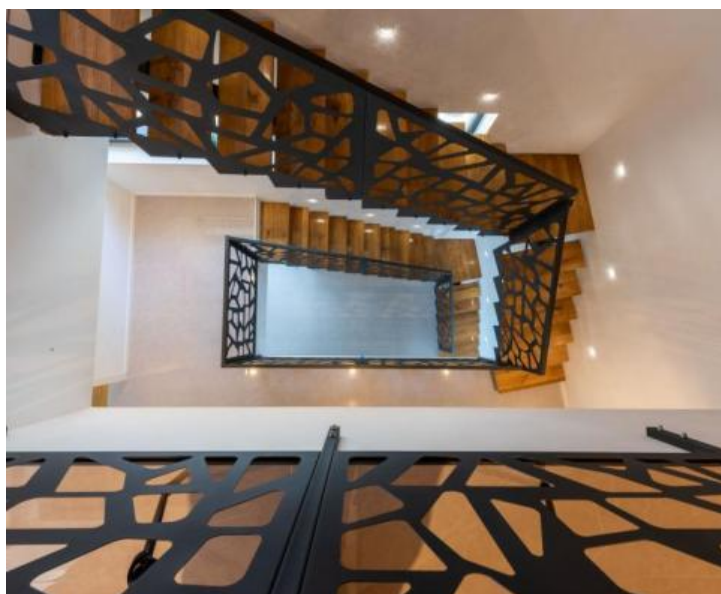
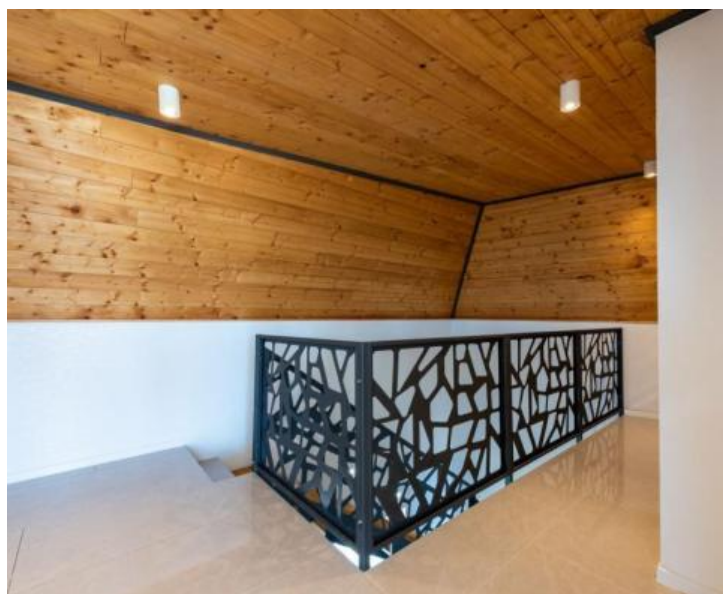
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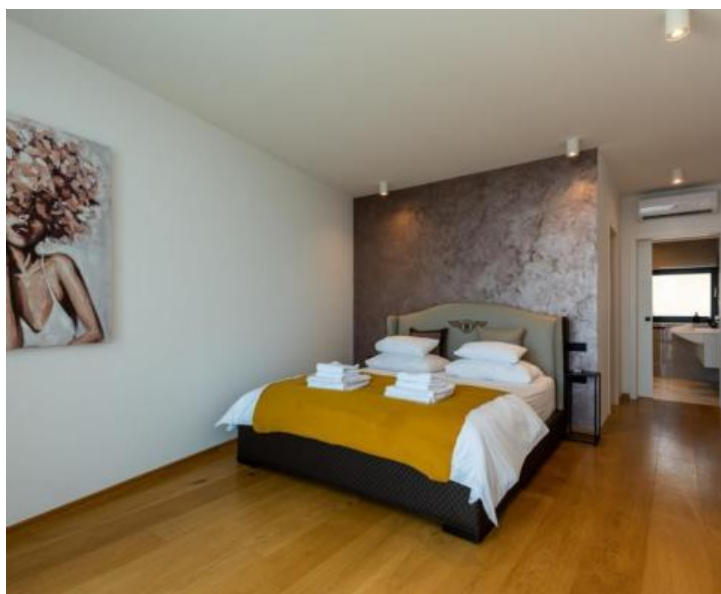
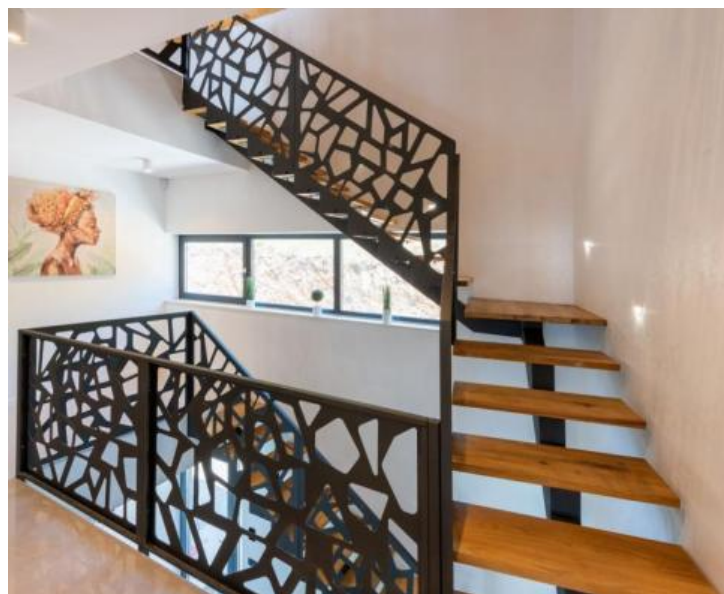
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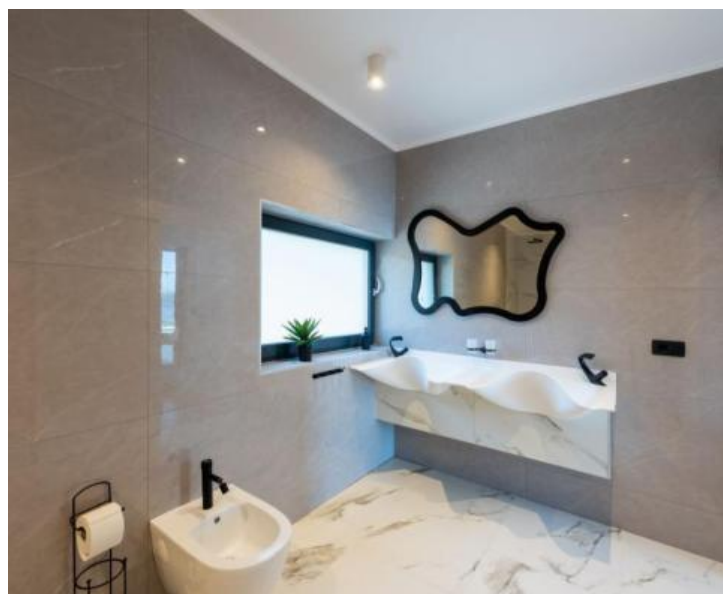
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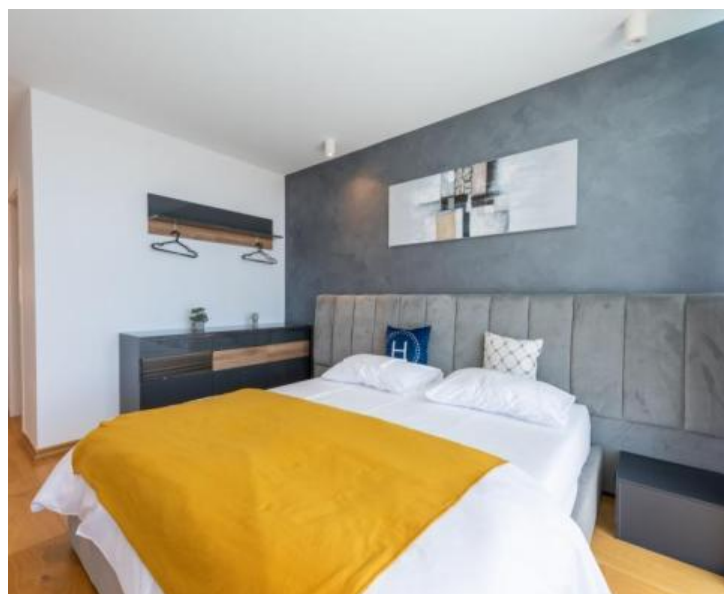
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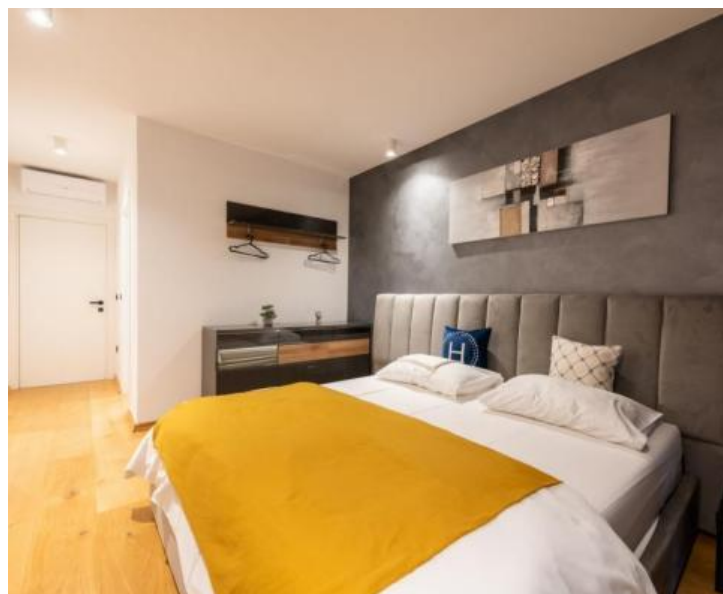
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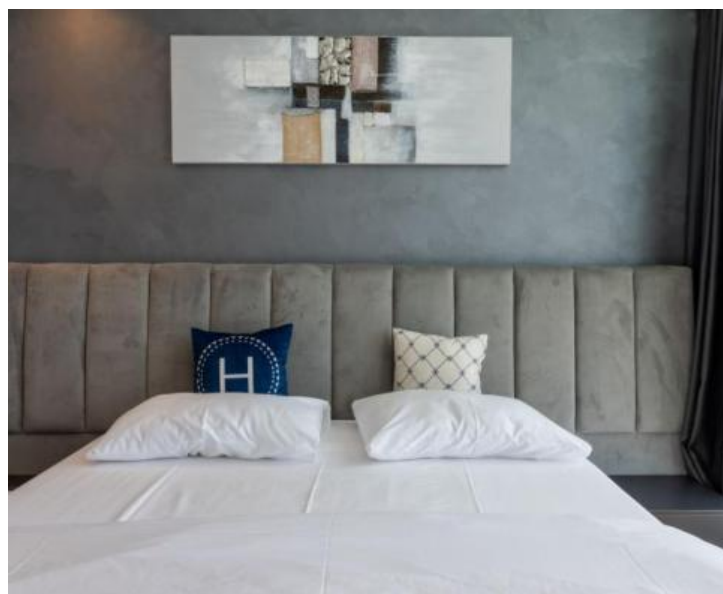
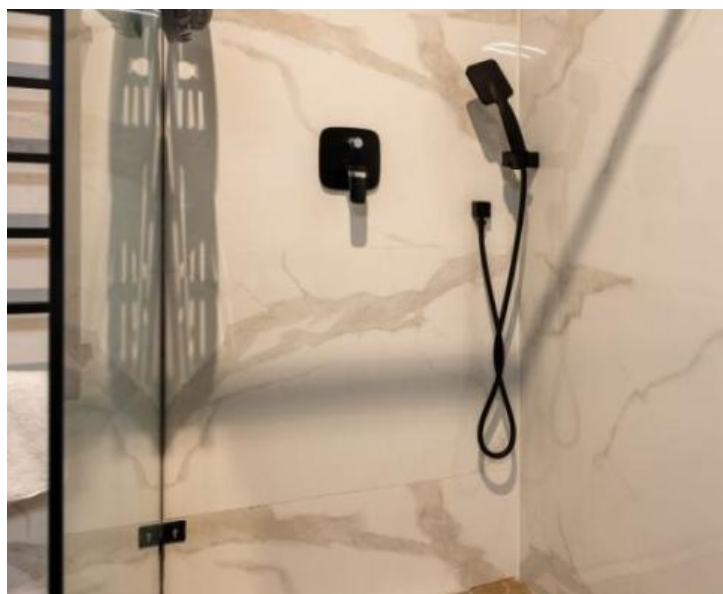
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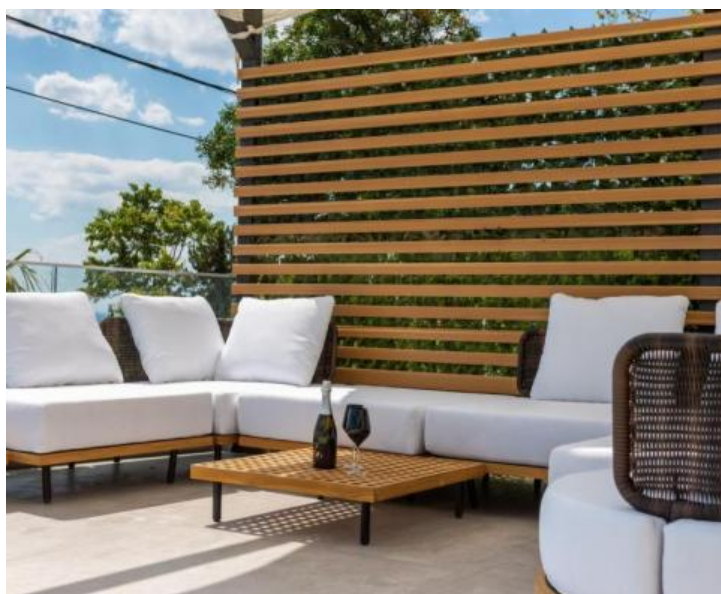
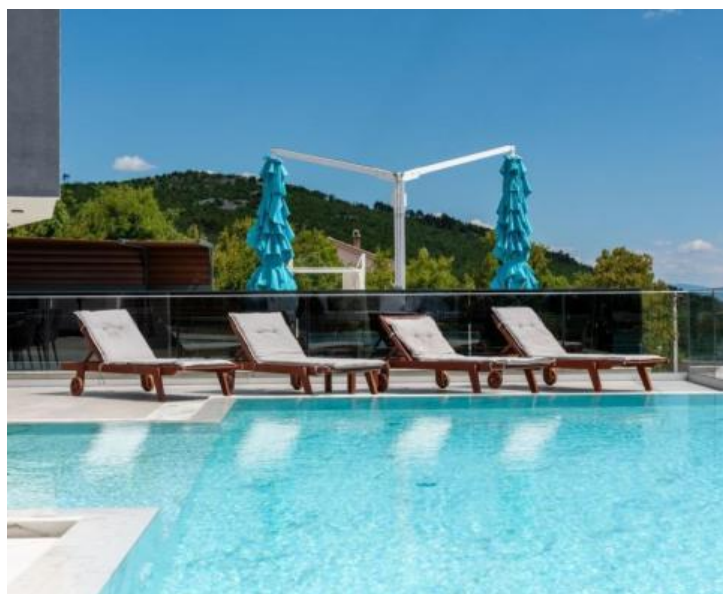
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