

Villa

Bakar, Kvarner



Ref	RE-U-23551
Type	Villa
Region	Kvarner › Rijeka
Location	Bakar
Front line	No
Sea view	No
Floorspace	176 sqm
Plot size	200 sqm
No. of bedrooms	3
No. of bathrooms	2
Price	€ 450 000

Exclusive semi-detached villetta in Bakar, with swimming pool.

Modern and high-quality new construction project in Hreljin! Peaceful and green surroundings, extremely well connected by traffic, just 10-20 minutes to the center of Rijeka, the island of Krk or Gorski Kotar.

Top quality materials and equipment are the features of this new building, which consists of only two two-story villettas designed as 3B+DB with their own garden.

The entrance to the fenced yard is secured by a sliding door, there are 4 parking spaces in the yard, 2 for each villetta and two large outdoor storage rooms.

The two-story property has a total living area of 153 m², an attached garden of 200 sq.m., a storage room of 15 m², two parking spaces and two additional ones for guests located outside the garden.

The ground floor of the villetta consists of a covered entrance, hallway, toilet, engine room, storage room, living room with open concept kitchen and dining room with access to a spacious covered terrace and the adjoining garden. Internal stairs lead to the first floor, which consists of a hallway, work room - laundry room, bathroom, three bedrooms, one of which is the so-called master bedroom with private bathroom and dressing room. One bedroom and the master bedroom have access to a large covered balcony.

The stated price is for a fully furnished property, the so-called turnkey system. In this phase, the interior design and equipment can be adjusted to the customer's wishes.

The equipment of the apartment includes:

- underfloor heating, cooling
- heat pump
- ALU carpentry with electric blinds and mosquito nets
- designer interior carpentry by the Italian manufacturer BERTOLOTO
- video intercom
- burglar-proof smart entrance door
- oak 3-layer parquet
- first-class ceramics
- first-class sanitary ware and fittings
- interactive LIVOLO brand switches and sockets
- connection for charging electric vehicles
- preparation for the solar power plant

The expected completion of the works is in the summer of 2024.

An ideal choice for all those who want to enjoy the luxury of their home in a green, peaceful and intimate oasis, within easy reach of all the amenities necessary for life.

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:
2557 €

Average price/m² of this type
in this region:
4212 €

Median price/m² of this type
in this region:
3510 €

Average price/m² of this type
in Croatia:
4350 €

Median price/m² of this type
in Croatia:
3866 €

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