

House

Dramalj, Crikvenica, Kvarner



Ref	RE-U-23633
Type	House
Region	Kvarner > Crikvenica
Location	Dramalj, Crikvenica
Front line	No
Sea view	Yes
Distance to sea	250 m
Floorspace	200 sqm
Plot size	500 sqm
No. of bedrooms	4
No. of bathrooms	3
Price	€ 1 050 000

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Secret offer!

The house in Dramalj near Crikvenica, 130 meters from the sea and 250 meters from the beach.

Total area is 200 sq.m. Land plot is 500 sq.m.

The villa's appearance and position leave you speechless. There are three levels in total.

The interior consists of the ground floor, where there is an open space living room with access to the terrace and garden + dining room, open kitchen. Of course, the ground floor communicates with the corridor and the bathroom. Rustic elements are an important detail of the kitchen.

The staircase leads to the first floor where there are 3 bedrooms, two of which have access to the south terrace. There is also another bathroom on the first floor.

Over the entire second floor there is an open space for living, children or guests with a terrace with a panoramic view of the sea. There is also a bathroom on that floor.

It is important to highlight the uniqueness of this property and that in general there are no more available plots of land in Dramlje, nor are there currently any houses for sale in that vicinity of the sea.

This house has a total of 50m2 of terrace.

The plants and tall cypresses in the Roman garden make this piece of space on the Crikvenica Riviera unique.

The open space living room is large enough to make your stay in the center of Dramlje unique. Credit for that, apart from spacious terraces surrounded by sun and greenery, there is a view of the sea from the upper floors.

Special details:

- a special Roman garden
- facade insulation
- rustic decoration style
- underfloor heating in bathrooms
- garage
- 2 parking spaces
- the possibility of building a swimming pool in the garden
- large storage
- video surveillance and alarm
- irrigation of the garden

Truly outstanding.

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:
5250 €

Average price/m² of this type
in this region:
2575 €

Median price/m² of this type
in this region:
2444 €

Average price/m² of this type
in Croatia:
2884 €

Median price/m² of this type
in Croatia:
2591 €

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