

Villa

Mošćenička Draga, Kvarner



Ref	RE-U-19930
Type	Villa
Region	Kvarner > Opatija
Location	Mošćenička Draga
Front line	Yes
Sea view	Yes
Distance to sea	50 m
Floorspace	200 sqm
Plot size	830 sqm
No. of bedrooms	4
No. of bathrooms	5
Price	€ 1 500 000

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Newly built in 2023 Mediterranean villa on the high cliff above the sea and beaches, first row to the sea! This special Mediterranean-style villa is located in one of the most beautiful locations on the coast, in the first row to the sea on an impressive cliff near Opatija, in the area of Moscenicka Draga. This beautiful property offers an incredible view of the sea, Cres and provides complete privacy and peace. The villa is spacious and luxuriously furnished with four bedrooms, which is perfect for large families or groups of friends. Each bedroom has its own bathroom, which allows complete privacy and comfort.

Total area is 200 sq.m. Land plot is 830 sq.m.

Ground floor consists of a large open space living room with dining room and kitchen, bedroom with bathroom, wardrobe, toilet. Spacious living room with large windows opens onto a wonderful terrace with a view of the Adriatic sea. The cozy living room with modern furniture is the perfect place to relax and spend time with family and friends. The villa also has a large and modern kitchen equipped with all the necessary appliances and an outdoor summer kitchen and barbecue area. From the living room and terrace, guests can enjoy the beautiful view of the sea and the sunsets, while at the same time relaxing in the private pool located next to the villa complete with a built-in jacuzzi. The swimming pool has all the amenities you need to enjoy yourself, including sun loungers, a shower and a seating area. It is important to highlight the larger sauna with a view of the sea!!! On the first floor there are 3 more bedrooms, of which the southern bedrooms have their own terraces with an open view.

This villa with a swimming pool, located in a beautiful Mediterranean environment. All furniture is handmade. There is underfloor heating everywhere, a heat pump + fan coils.

Alarm system, cameras. Stones, exotic plants all over the garden. In the interior, luxurious microcement gives the house a special touch.

The villa is located in the immediate vicinity of the town of Opatija, by the sea. The position is such that the house is in an elevated, unique position on a gentle cliff and the view of the sea is forever.

You can walk to the beach by stairs down to the sea - approximately 3 minutes.

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:
7500 €

Average price/m² of this type
in this region:
15993 €

Median price/m² of this type
in this region:
12500 €

Average price/m² of this type
in Croatia:
7957 €

Median price/m² of this type
in Croatia:
6667 €

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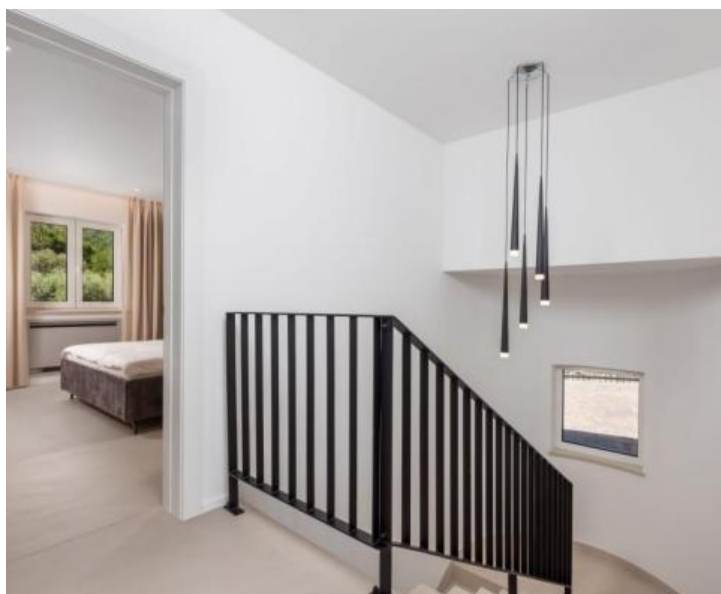
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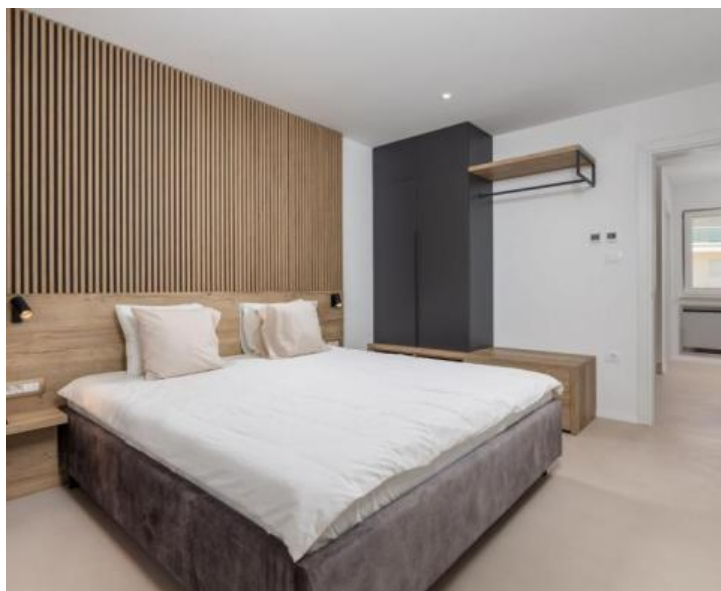
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