

# Villa

## Crikvenica, Kvarner



<b>Ref</b>	RE-U-23817
<b>Type</b>	Villa
<b>Region</b>	Kvarner > Crikvenica
<b>Location</b>	Crikvenica
<b>Front line</b>	No
<b>Sea view</b>	Yes
<b>Floorspace</b>	550 sqm
<b>Plot size</b>	1370 sqm
<b>No. of bedrooms</b>	5
<b>No. of bathrooms</b>	5
<b>Price</b>	€ 1 850 000

Tel: +385 91 357 3071 Viber, Whatsapp  
info@adrionika.com  
www.adrionika.com

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Discover this exquisite house with a luxurious swimming pool, nestled above Crikvenica, boasting a generous 550 square meters of living space. Situated right on the border of a lush green belt, this property offers unparalleled tranquility and breathtaking views of the picturesque island of Krk, making it the ultimate holiday villa.

This lavishly appointed property exudes timeless style and sophistication. It is located on a remarkable territory of 1370 sq.m. within greenery.

The basement of this residence presents an expansive area dedicated to leisure, complete with a pool table, a room for household staff, a storage area, and a convenient toilet. The basement, ground floor, and first floor are interconnected via an internal staircase, ensuring seamless accessibility throughout.

The ground floor features an open-concept layout with a spacious kitchen adorned with a grand kitchen island, a welcoming dining room, a bedroom with an en-suite bathroom, an additional room, and a separate toilet in the hallway. From the ground floor's living room, two generous terraces beckon—one facing south toward the enticing pool and the other to the north, featuring an inviting summer kitchen and barbecue area.

Ascend to the first floor to discover four elegantly designed bedrooms, complemented by two pristine bathrooms. Each bedroom opens onto a spacious balcony, affording breathtaking views of the entire Kvarner region.

This meticulously maintained house has been infused with an abundance of care and attention to detail, never having been used as a tourist rental but reserved solely for occasional family use. It is offered fully furnished and in turnkey condition.

The surroundings of the house have been thoughtfully landscaped with lush greenery, enhancing the sense of serenity and natural beauty that envelops this remarkable property.

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>:  
3364 €

Average price/m<sup>2</sup> of this type  
in this region:  
4276 €

Median price/m<sup>2</sup> of this type  
in this region:  
4044 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
4345 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
3850 €



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