

Villa

Bribir, Vinodolska Općina, Kvarner



| | |
|-------------------------|---------------------------|
| Ref | RE-U-26305 |
| Type | Villa |
| Region | Kvarner > Novi Vinodolski |
| Location | Bribir, Vinodolska Općina |
| Front line | No |
| Sea view | Yes |
| Distance to sea | 4000 m |
| Floorspace | 508 sqm |
| Plot size | 4646 sqm |
| No. of bedrooms | 9 |
| No. of bathrooms | 9 |
| Price | € 2 100 000 |

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Fantastic estate in Bribir, Vinodolska Općina on 4646 sq.m. of land, **with tennis terrain and swimming pool!**

Estate is located 4 km from the beaches.

Total area is 508 sq.m. Land plot is 4646 sq.m.

It is a complex of 2 villas with a beautiful sea view!

We are mediating the sale of two beautiful villas in the Vinodolska dolina in the town of Bribir.

The villas are located at the end of the street in complete peace and quiet. The villas are connected, so it is a double building, however, each villa has its own entrance, garden and privacy. These properties can certainly be characterized as oases of peace that are also a very profitable investment.

Villa No.1. has the following structure:

- six bedrooms
- six bathrooms
- living room, kitchen and dining room
- covered terrace
- Home Theatre
- summer kitchen
- sauna, swimming pool and beautiful garden

Villa No.2. has the following layout:

- three bedrooms
- three bathrooms
- living room, kitchen and dining room
- a covered terrace with a summer kitchen
- space for socializing
- outdoor terrace
- sauna, swimming pool, sunbathing area
- tavern

The villas are also equipped with air conditioners, central oil heating, underfloor heating, a gazebo for recreation, a vineyard, 5 storage rooms, a tennis court and a beautiful garden with cascades that includes an olive garden, parking spaces, a log cabin and many terraces that are positioned to they have a view of the sea, greenery and mountains.

This property is also unique because of the details that can be found such as interior carpentry from Canada made of solid wood, custom-made furniture, stone block summer kitchens, stone tables and other details of the villa that add a Mediterranean touch in a very beautiful way. The property has a capacity of 20 people per night, which, according to the seller's data, results in over 2,000 people per year.

The property is connected to water supply, sewerage and super fast satellite internet.

Overall additional expenses borne by the Buyer of real estate in Croatia are around 7% of property cost in total,

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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:
4134 €

Average price/m² of this type
in this region:
3247 €

Median price/m² of this type
in this region:
3200 €

Average price/m² of this type
in Croatia:
4347 €

Median price/m² of this type
in Croatia:
3857 €

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