

Villa

Crikvenica, Kvarner



Ref	RE-U-24113
Type	Villa
Region	Kvarner > Crikvenica
Location	Crikvenica
Front line	No
Sea view	Yes
Distance to sea	270 m
Floorspace	396 sqm
Plot size	1270 sqm
No. of bedrooms	4
No. of bathrooms	4
Price	Price upon request

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Astonishing modern designed villa in Jadranovo, with panoramic Adriatic sea views, only 270 meters from the sea across the green belt!

Nestled within the embrace of nature's serenity, this modern marvel stands proudly on an expansive plot, enveloped by an olive grove and verdant greenery, offering an uninterrupted panoramic spectacle of the azure sea.

Spanning three levels, the villa seamlessly blends contemporary design with functionality. The basement unveils a haven for automobiles with a two-car garage equipped with an electric vehicle charging station. An entertainment enclave beckons, featuring a family cinema and a table tennis haven. The wellness sanctuary, an epitome of tranquility, finds its abode here, alongside supplementary storage and the meticulous boiler room.

The villa's ground floor, accessible both externally and via a refined internal staircase, unfolds as a capacious expanse. Here, a luxuriously appointed bedroom with an en-suite bathroom beckons, accompanied by a guest toilet. The pièce de résistance is the open-plan living room, seamlessly merging with a state-of-the-art kitchen and a chic dining area. A grand glass façade establishes a connection with the outdoors, where an expansive terrace and a loggia play host to a 4.5x12 meter infinity pool. The panoramic backdrop reveals the enchanting vista of Kvarner and the sea, an awe-inspiring canvas.

Ascending to the first floor, three bedrooms await, each with its private sanctuary embodied in an en-suite bathroom and direct access to the terrace. Two of these bedrooms boast an additional utility/wardrobe space, combining practicality with opulence.

The villa, basking in the southeast sun throughout the day, boasts a living area spanning 380 m², complemented by over 200 m² of residential terraces including a loggia, balcony, and lounge. Comfort reigns supreme with floor heating and cooling orchestrated by cutting-edge heat pumps. The floors, a symphony of vinyl and high-quality ceramics, extend seamlessly to the pool, elevating the aesthetic. The villa's ground floor, adorned with lofty 3-meter ceilings, imparts a sense of opulence that defines its character.

Encircled by a fenced yard of 1270 sq.m., the villa embraces an olive grove adorned with flourishing young trees. Offered fully furnished, this haven of modern living stands as a testament to refined luxury, beckoning those with an appreciation for contemporary elegance and unparalleled vistas.

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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Average price/m² of this type
in this region:
4276 €

Median price/m² of this type
in this region:
4044 €

Average price/m² of this type
in Croatia:
4345 €

Median price/m² of this type
in Croatia:
3850 €

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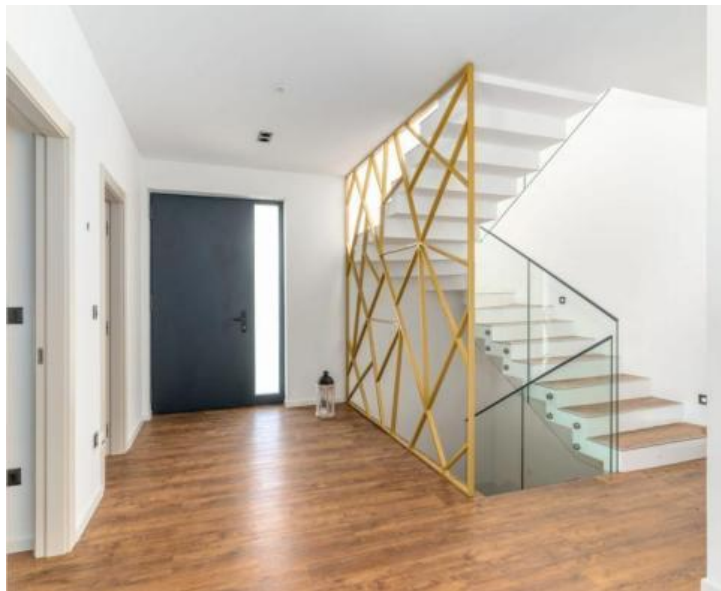
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