

# Villa

## Crikvenica, Kvarner



<b>Ref</b>	RE-U-26737
<b>Type</b>	Villa
<b>Region</b>	Kvarner > Crikvenica
<b>Location</b>	Crikvenica
<b>Front line</b>	No
<b>Sea view</b>	Yes
<b>Distance to sea</b>	600 m
<b>Floorspace</b>	390 sqm
<b>Plot size</b>	1118 sqm

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<b>No. of bedrooms</b>	10
<b>No. of bathrooms</b>	10
<b>Price</b>	€ 1 650 000

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Wonderful villa in Crikvenica, with panoramic sea views, 600 meters from the beaches only!

Total area is 390 sq.m. Land plot is 1118 sq.m. The property belongs to 2015.

The villa has absolutely everything you can imagine from a luxury property of a very large family.

On the land plot of 1118 m<sup>2</sup> there is a villa, a garden, a swimming pool, an auxiliary building, a gazebo, a barbecue and a parking lot.

The villa consists of as many as ten bedrooms, ten bathrooms, a spacious living room with a kitchen and a dining room, and additional rooms such as a storage room, an additional toilet, an additional kitchen and a roof terrace. In addition, the villa is equipped with a summer kitchen, sauna, solar heating, 11 air conditioners, a barbecue, a space for socializing and a beautiful infinity pool with a view of the sea.

It represents an excellent opportunity for real estate by the Adriatic sea.

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>:  
4231 €

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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