

# Villa

## Crikvenica, Kvarner



<b>Ref</b>	RE-U-27309
<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>	1500 m
<b>Floorspace</b>	186 sqm
<b>No. of bedrooms</b>	3
<b>No. of bathrooms</b>	3
<b>Price</b>	€ 940 000

# Villa

## Crikvenica, Kvarner



Presenting an exquisite modern single-storey house, complete with a pool and an expansive panoramic sea view.

Nestled in an exclusive location, this villa is a standout within a project featuring several luxurious properties. Total area is 186 sq.m. Land plot is 700 sq.m.

The layout on a single floor encompasses a harmonious living room with a kitchen and dining area, a hallway, a separate toilet, three bedrooms, three bathrooms, a laundry room, a sauna/jacuzzi, and a covered terrace spanning 32 m<sup>2</sup>. The well-manicured garden boasts a swimming pool, two parking spaces, a covered terrace, and verdant greenery. A true rarity in the market, given the exceptional quality of construction by one of the most esteemed investors in the area.

Situated in the captivating city of Crikvenica, which is essentially a seaside riviera comprising Selce, Crikvenica, Dramalj, and Jadranovo, seamlessly blending into a series of unique tourist destinations. All along the coast of the Adriatic Sea in the Kvarner Gulf, these towns, administratively part of the Primorje-Gorski Kotar County, offer a diverse range of experiences. The climate on the Crikvenica Riviera is as mild and stable as the Mediterranean, providing optimal conditions for year-round outdoor activities, from sailing, hiking, running, to cycling. Positioned by the sea yet close to the mountains, you can effortlessly switch between beach days, diving, and sailing, and within half an hour find yourself surrounded by the tranquility of the forest, savoring healthy specialties crafted from medicinal plants.

The Crikvenica, Novi Vinodolski, and Vinodol Rivas collectively boast over 300 km of various hiking and mountain trails, alongside an equal number of cycling paths. Dubbed the health riviera and the city of marathons, Crikvenica has been recognized for over a century as an ideal haven for the well-being of all generations and a true paradise for athletes and recreationists. At the heart of the Riviera lies Crikvenica, proudly owning the most beautiful city beach on the Adriatic. Selce, with its picturesque charm, draws attention to its rich tradition. Enchanting Jadranovo captivates with its pristine connection to nature, while Dramalj reveals why the stars shine brighter and the music sounds more melodious in this exceptional locale.

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.

# Villa

## Crikvenica, Kvarner



Price per m<sup>2</sup>:  
5054 €

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:  
4343 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
3846 €



# Villa

## Crikvenica, Kvarner



# Villa

## Crikvenica, Kvarner





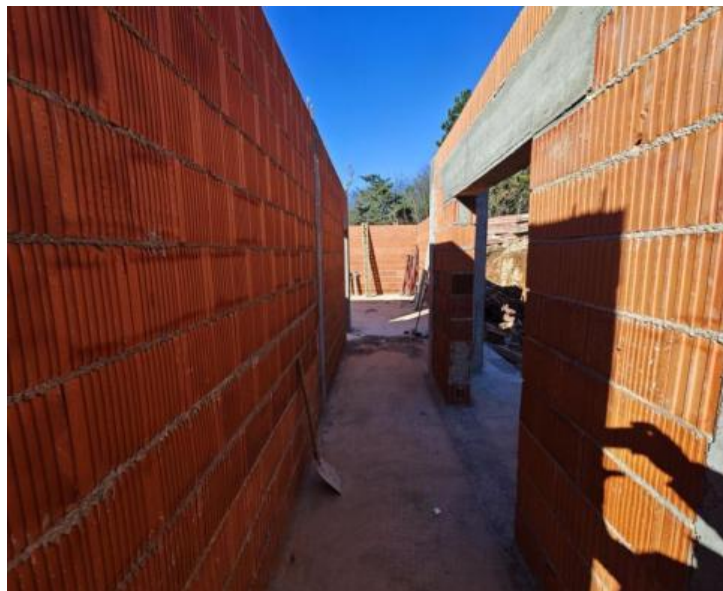
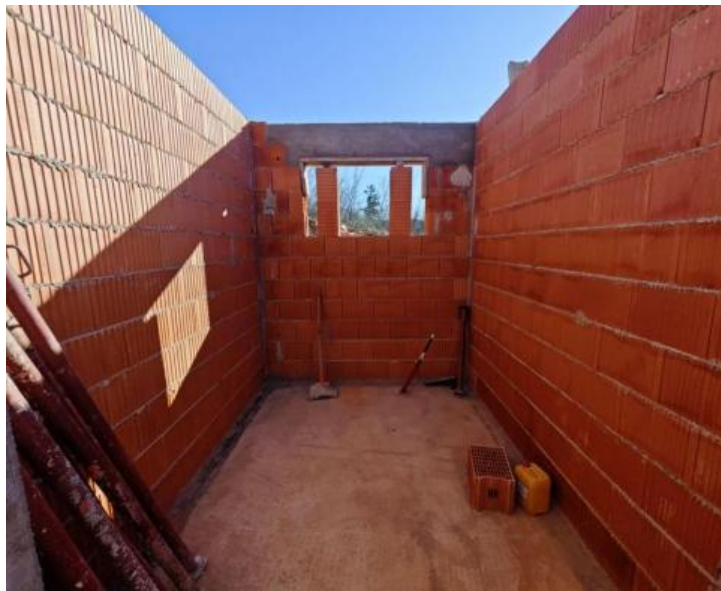
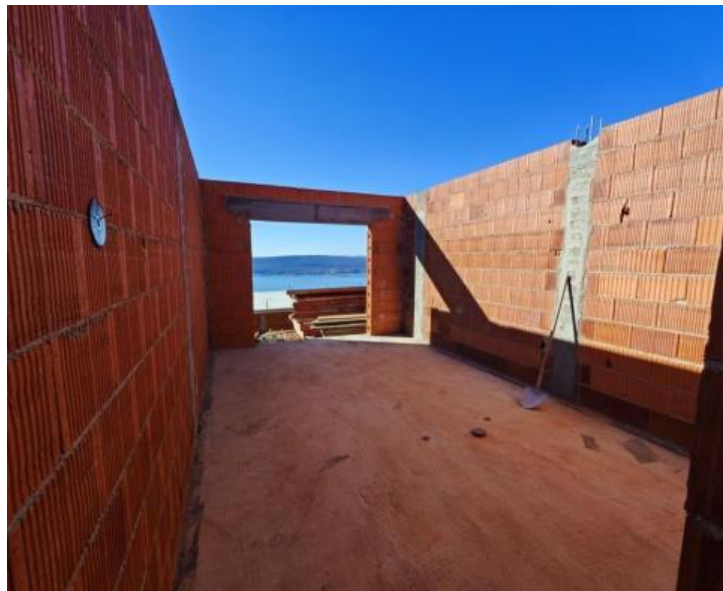
# Villa

## Crikvenica, Kvarner



# Villa

## Crikvenica, Kvarner



# Villa

## Crikvenica, Kvarner

