

Villa

Moscenicka Draga, Kvarner



Ref	RE-AB-GEO950
Type	Villa
Region	Kvarner > Opatija
Location	Moscenicka Draga
Front line	No
Sea view	Yes
Distance to sea	350 m
Floorspace	285 sqm
Plot size	3580 sqm
No. of bedrooms	6
No. of bathrooms	3
Price	€ 1 800 000

Villa

Moscenicka Draga, Kvarner



We offer this beautiful Mediterranean villa located on the slopes of Učka, only 350 meters from the Adriatic Sea as the crow flies.

There are no other buildings below towards the sea, only the green forest sea.

Total area is 285 sq.m. Total land plot is 3580 sq.m.

The villa consists of 2 apartments, on the ground floor and on the first floor, and each apartment contains 3 bedrooms, two bathrooms (1 bathroom on the first floor), a living room, a kitchen and a beautiful terrace with a view of the city of Rijeka, across the island of Krk, and all the way to the island of Cres.

The apartment on the ground floor has a net usable area of 91 m² plus a terrace of 34 m², and the apartment on the first floor has an area of 88 m² plus an entrance terrace and a terrace with a view of the sea, which together have 44 m².

Truly an enchanting view, where the Kvarner Bay "lies in the palm of your hand".

The villa is located on a spacious terrain with a total area of 3580 m², which gives exceptional discretion and the possibility of developing additional facilities, such as a swimming pool, children's playground, etc.

Close enough to all the necessary facilities, and hidden from view, it gives its owners the most in terms of rest and enjoyment without distractions and curious looks from passers-by. Considering the slope of the terrain, the view will never be disturbed, especially because there is no possibility of building under the villa and its yard.

Come and sit on the terrace, feel the view, silence, discretion or get up early in the morning and wait for the sunrise, which you have a direct view of from your terrace. At night, things change and become even more interesting..... you have the whole of Kvarner "in the palm of your hand", and you can observe the beautiful Rijeka at night with thousands of small lights, and look for small fishing boats quietly doing their fishing work at night with only a few orientation lights . One of the greatest experiences at night is watching the stars from one of the many terraces in the garden, because of the clean air and without the light pollution of large settlements and cities. This villa is decorated with discretion, but also the proximity of all important facilities...

Opatija is located 15 minutes away by car, top restaurants and beaches in Mošćenička draga are only 3-4 minutes away by car, and if you need an international flight from the island of Krk , the airport will take you only 45 minutes by car.

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

Moscenicka Draga, Kvarner



Price per m²:
6316 €

Average price/m² of this type
in this region:
5779 €

Median price/m² of this type
in this region:
4333 €

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

Median price/m² of this type
in Croatia:
3846 €

Villa

Moscenicka Draga, Kvarner



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

Villa

Moscenicka Draga, Kvarner

