

# Villa

Šilo, Dobrinj, Kvarner



<b>Ref</b>	RE-U-23174
<b>Type</b>	Villa
<b>Region</b>	Kvarner › Island Krk
<b>Location</b>	Šilo, Dobrinj
<b>Front line</b>	Yes
<b>Sea view</b>	Yes
<b>Distance to sea</b>	20 m
<b>Floorspace</b>	140 sqm
<b>Plot size</b>	406 sqm

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<b>No. of bedrooms</b>	3
<b>No. of bathrooms</b>	2
<b>Price</b>	€ 1 280 000

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First line house in Silo, Krk island (peninsula)!

The residential area of this rustic-charming villa is 140 m<sup>2</sup>, spread over two floors.

On the ground floor, there are a living room, kitchen, dining area, and a large bathroom with access to the terrace.

A beautiful interior staircase leads to the upper floor, where three bedrooms with a sea view and a bathroom are located.

The renovated house features external PVC green carpentry with mosquito nets, central heating, and air conditioning. The property includes a covered terrace, a smaller terrace with a barbecue, and a sunbathing area, all surrounded by greenery and Mediterranean plants. Beneath the spacious terrace, there is a garage measuring a substantial 52 m<sup>2</sup>.

The expansive grounds of 406 sq.m., in a rural setting, are filled with Mediterranean trees and plants, featuring a large covered terrace, a small terrace with a barbecue surrounded by greenery, and two sunbathing areas. The garage, with an area of 52 m<sup>2</sup>, has access from an asphalt road.

Situated in the first row to the sea on the island of Krk, this property presents an opportunity for personal enjoyment or tourist rental.

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>:  
9143 €

Average price/m<sup>2</sup> of this type  
in this region:  
9751 €

Median price/m<sup>2</sup> of this type  
in this region:  
8000 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
7957 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
6667 €



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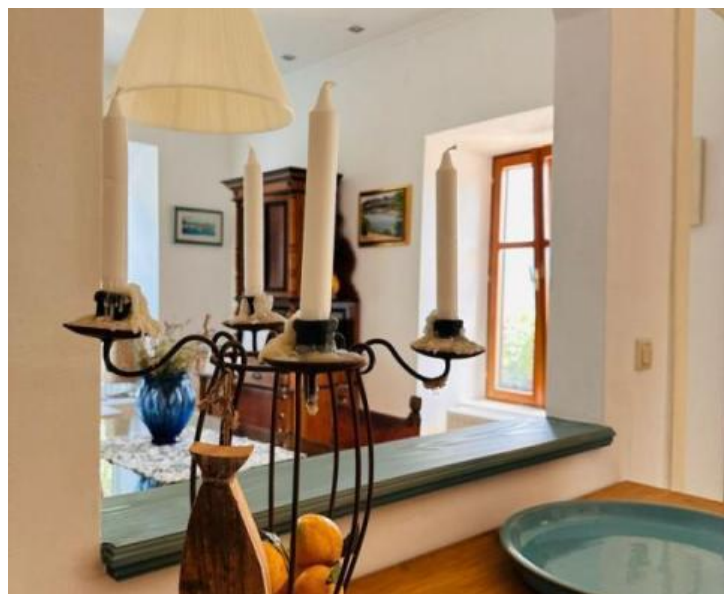
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