

# Villa

## Mrkopalj, Kvarner



<b>Ref</b>	RE-U-22573
<b>Type</b>	Villa
<b>Region</b>	Kvarner > Rijeka
<b>Location</b>	Mrkopalj
<b>Front line</b>	No
<b>Sea view</b>	No
<b>Floorspace</b>	138 sqm
<b>Plot size</b>	810 sqm
<b>No. of bedrooms</b>	3
<b>No. of bathrooms</b>	2
<b>Price</b>	€ 462 000

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Located at the base of Begovo Razdolje, just 5 km away, a charming house with a garden is now available for sale. This detached house spans 102 m<sup>2</sup> and is situated on an 810 m<sup>2</sup> plot in a tranquil part of the village, enveloped by towering fir trees.

The house is spread across two floors. The ground floor features a glazed veranda leading to a hallway equipped with a spacious wardrobe and a bathroom with a washing machine. Additionally, the ground floor comprises a kitchen, dining room, living room, and a dedicated spa room complete with a jacuzzi and sauna. The living room offers access to a generous terrace boasting a stunning view and an outdoor jacuzzi for 8 people with an anti-slip surface.

An internal oak staircase leads to the first floor, which houses three bedrooms (two of which offer balcony access) and a bathroom with a walk-in shower. On the property, there is a 36 m<sup>2</sup> enclosed room featuring a fireplace, an equipped kitchen, a toilet, and storage space. This room is heated by a 10 kW inverter air conditioning unit and boasts a harmo sliding rock, making it perfect for enjoyment during both winter and summer days.

The garden is equipped with a children's playground and a garden house. Parking is provided with one covered parking spot and an additional four spaces in the yard. The house underwent renovations in 2022, tailored to the owners' needs. The custom-made furniture, crafted from solid wood, is included in the sale. The owners are prepared to transfer the established rental business to the new owner. Given its outstanding features, the house achieves excellent results on booking platforms and presents a fantastic opportunity to continue the success story in Gorski Kotar.

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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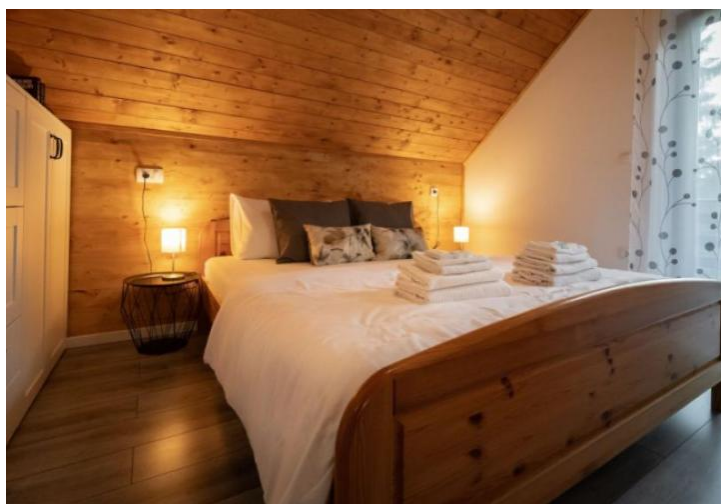
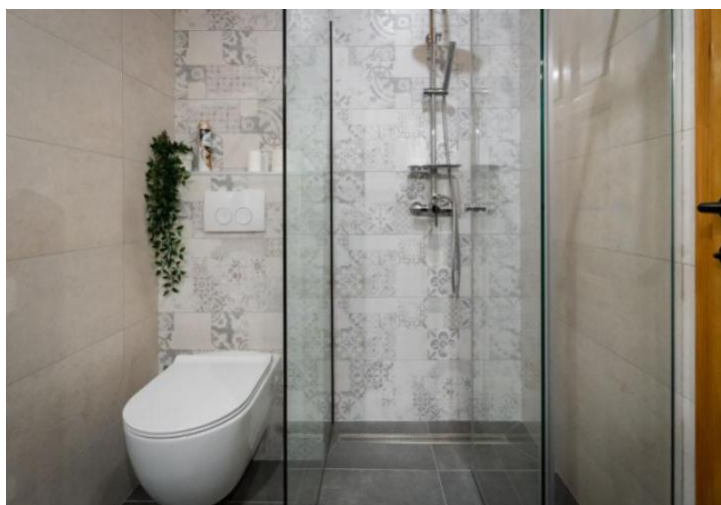


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