

# Villa

Dramalj, Crikvenica, Kvarner



<b>Ref</b>	RE-U-30452
<b>Type</b>	Villa
<b>Region</b>	Kvarner > Crikvenica
<b>Location</b>	Dramalj, Crikvenica
<b>Front line</b>	No
<b>Sea view</b>	Yes
<b>Distance to sea</b>	400 m
<b>Floorspace</b>	175 sqm
<b>Plot size</b>	300 sqm
<b>No. of bedrooms</b>	5
<b>No. of bathrooms</b>	4
<b>Price</b>	€ 850 000

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Newly built villa with pool in Dramalj, Crikvenica, 400 meters from the sea only!  
Total area is 175 sq.m. Land plot is 300 sq.m.

This is a new built villa with two swimming pools!

The villa is currently divided into two parts. Each half has its own entrance and consists of a living room with a kitchen, a bathroom, a pantry, a hallway, and a spacious terrace on the ground floor, and three bedrooms, a bathroom, and a balcony on the first floor.

The villa is of recent construction with an established rental business. A very interesting property for investors due to the pool hidden behind the house. In front of each half, there is parking space (3-4 motor vehicles) and a terrace. Opportunity and recommendation of the agent.

There is a possibility to purchase only one half of the villa!

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.

### **Property advantages:**

Storage

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Price per m<sup>2</sup>:  
4.857 €

Average price/m<sup>2</sup> of this type  
in this region:  
4.633 €

Median price/m<sup>2</sup> of this type  
in this region:  
4.231 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
4.567 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
3.950 €

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