

Villa

Klimno, Dobrinj, Kvarner



Ref	RE-U-30751
Type	Villa
Region	Kvarner > Island Krk
Location	Klimno, Dobrinj
Front line	No
Sea view	Yes
Distance to sea	50 m
Floorspace	220 sqm
Plot size	356 sqm
No. of bedrooms	5
No. of bathrooms	3
Price	€ 890 000

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Villa with swimming pool in Klimno, Dobrinj, mere 50m from the sea!!
Total area is 220 sq.m. Land plot is 356 sq.m.

The ground floor consists of three bedrooms, a spacious bathroom, a kitchen with a dining area, and a large living room with access to a covered terrace. External stairs lead to the first floor, where two bedrooms with exceptionally spacious en-suite bathrooms have separate entrances. Each upstairs bedroom has its own balcony, with one offering a sea view.

The landscaped yard, covering 356 m², features a heated swimming pool with a counter-current swimming system (4x6m), a sun deck, an outdoor shower, a gazebo with a barbecue, and three parking spaces. The windows are PVC with ALU shutters. The house boasts high-quality flooring and wall coverings, and the yard is paved with stone.

There are three inverter air conditioning units and Norwegian radiators in all rooms. Each bedroom and the living room are equipped with TVs and satellite dishes. Two wine refrigerators are located on the first floor, and the ground floor has a fully equipped kitchen.

The house is sold fully furnished and equipped.

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:

Swimming pool

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Price per m²:
4.045 €

Average price/m² of this type
in this region:
4.861 €

Median price/m² of this type
in this region:
4.942 €

Average price/m² of this type
in Croatia:
4.552 €

Median price/m² of this type
in Croatia:
3.950 €

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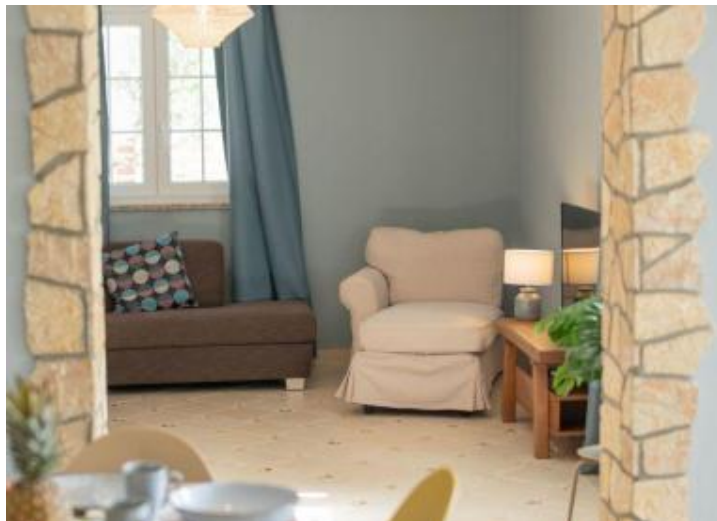
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