

Villa

Kras, Dobrinj, Kvarner



Ref	RE-U-33332
Type	Villa
Region	Kvarner › Island Krk
Location	Kras, Dobrinj
Front line	No
Sea view	No
Distance to sea	5000 m
Floorspace	323 sqm
Plot size	931 sqm
No. of bedrooms	5
No. of bathrooms	5
Price	€ 1 150 000

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Luxury detached villa with swimming pool in Krk island hinterland, for sale!

This luxurious villa is nestled in a peaceful village near Dobrinje, just 5 km from the sea.

Spanning three floors and approximately 320 m², the home offers both space and elegance.

The basement is designed as a playroom, perfect for entertainment.

On the ground floor, there's a laundry room, a guest toilet, a bedroom with its own bathroom, a cozy living room, and a modern kitchen that opens to the dining area. From here, you step onto a covered terrace that leads to a sprawling garden, featuring a swimming pool with a sunbathing area and a delightful summer kitchen, ideal for outdoor dining.

Upstairs, four beautifully appointed bedrooms, each with its own en-suite bathroom, await, along with a study and a covered balcony, offering stunning views. The garden also includes a parking area, large enough for several vehicles.

Crafted with the finest materials and state-of-the-art equipment, the villa is fitted with a heat pump for hot water and underfloor heating, as well as for maintaining the swimming pool's temperature. The entire home is fully air-conditioned and features an advanced alarm system with video surveillance for added security. Land plot around is 931 sq.m.

Currently under construction, the villa is expected to be completed by early summer 2023. The price includes VAT, so buyers will not need to pay real estate sales tax.

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
- Floor heating
- Garden
- Detached
- Modern

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Price per m²:
3.560 €

Average price/m² of this type
in this region:
4.820 €

Median price/m² of this type
in this region:
4.797 €

Average price/m² of this type
in Croatia:
4.567 €

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

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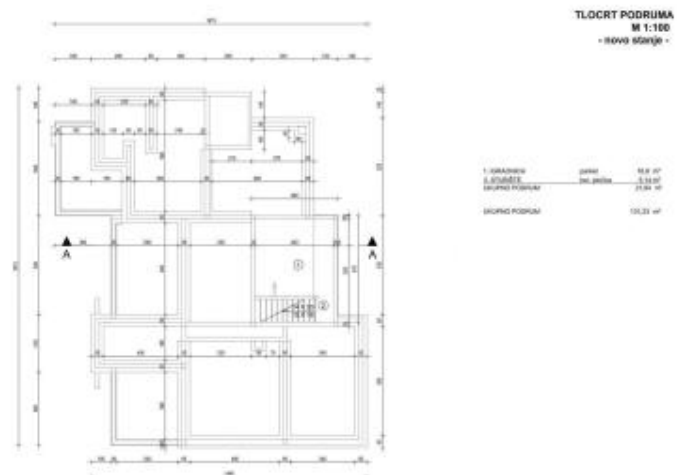
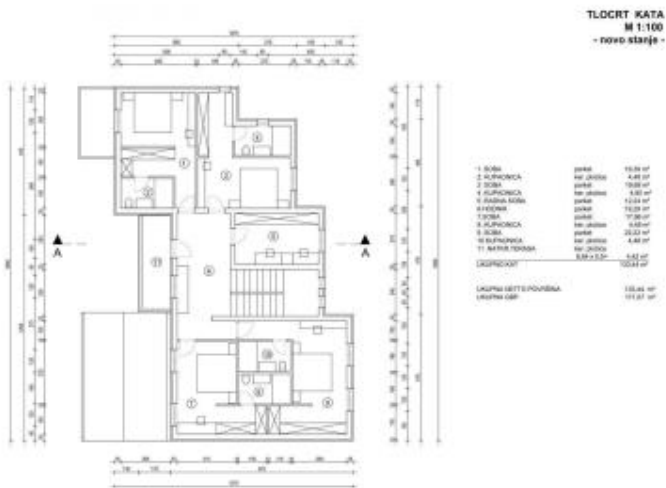
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