

Villa

Krk, Kvarner



Ref	RE-U-33288
Type	Villa
Region	Kvarner › Island Krk
Location	Krk
Front line	No
Sea view	Yes
Distance to sea	750 m
Floorspace	158 sqm
No. of bedrooms	4
No. of bathrooms	4
Price	€ 650 000

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Semi-detached villa with swimming pool 40m² in Brzac on Krk Island is for sale!

This villa of modern design is built mere 750 meters from the sea.

Actually there are two similar villas for sale, and both can be purchased.

This part covers 158 m² and offers a perfectly designed interior with attention to every detail.

On the ground floor there is a spacious living room with kitchen and dining room in an open-space style, with access to a beautiful covered terrace. There is also one bedroom with a bathroom, a laundry room and a sauna with a shower.

On the upper floor there are three bedrooms await you, each with its own bathroom, and one even has access to its own loggia - a perfect place for morning coffee with a view of the sea! The yard is a real oasis! You will enjoy the heated swimming pool of 40 m² with sun deck and BBQ zone.

Two parking spaces are included in the offer.

The quality of construction is at the highest level - underfloor heating with a heat pump, air conditioners in all rooms, PVC joinery, alarm and video surveillance, heated pool with its own heat pump.

VAT is included in the price, and the buyer does not pay real estate sales tax (property transfer 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

Sauna

Floor heating

Attached

Modern

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Price per m²:
4.114 €

Average price/m² of this type
in this region:
4.860 €

Median price/m² of this type
in this region:
4.933 €

Average price/m² of this type
in Croatia:
4.548 €

Median price/m² of this type
in Croatia:
3.949 €

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