

Villa

Kraljevica, Kvarner



Ref	RE-U-12695
Type	Villa
Region	Kvarner > Rijeka
Location	Kraljevica
Front line	Yes
Sea view	Yes
Distance to sea	10 m
Floorspace	320 sqm
Plot size	757 sqm
No. of bedrooms	10
No. of bathrooms	10
Price	€ 1 150 000

Kraljevica - Villa on the Seafront with Stunning Views of the Sea and Kvarner Bay!

This charming property on the 1st line to the sea is located directly along the promenade, offering breathtaking sea views and a tranquil atmosphere.

The estate of 320 sq.m. of total housing surface consists of two separate houses:

1. Main House

- Features eight rooms, each with a private bathroom, spread over two floors.
- Rooms on the southern side boast sea views and access to a terrace.

2. Auxiliary Building

- A newer construction with a kitchen, dining area, living room, two bedrooms, and a bathroom.

The **landscaped garden** of 757 sq.m. enhances the property's appeal with a green terrace, a jacuzzi, and unobstructed sea views.

Situated in a peaceful location, the villa offers serenity even during the busy summer months.

Investment Potential

With its prime seafront location and strong appeal for tourism, the villa presents an excellent investment opportunity, especially for those seeking high rental returns.

About Kraljevica

Kraljevica is a historic coastal town located at the entrance to Bakar Bay, approximately 20 kilometers south of Rijeka. Known for its picturesque, indented coastline and lush green surroundings, the town is famous for its beautiful beaches and scenic promenade.

Key highlights of Kraljevica include:

- **Cultural Heritage:** Two medieval castles and a church, remnants of Croatian noble families Zrinski and Frankopan, host cultural and entertainment events during the summer months.

Villa

Kraljevica, Kvarner



- **Tourist Appeal:** A sought-after destination for relaxation, sailing, diving, and enjoying rich cultural offerings.
- **Historic Health Tourism:** Thanks to its natural beauty, geographical location, and healthy climate, Kraljevica has been a center for health tourism since the late 19th century.

This villa combines modern comforts with a rich cultural and natural environment, making it an exceptional place to live, relax, or invest.

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.

Villa

Kraljevica, Kvarner



Price per m²:
3594 €

Average price/m² of this type
in this region:
10906 €

Median price/m² of this type
in this region:
4065 €

Average price/m² of this type
in Croatia:
8120 €

Median price/m² of this type
in Croatia:
6667 €

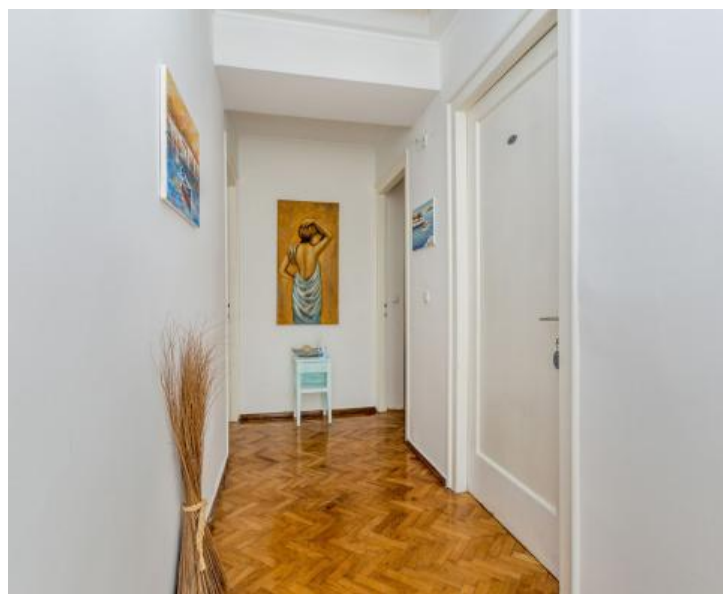
Villa

Kraljevica, Kvarner



Villa

Kraljevica, Kvarner



Villa

Kraljevica, Kvarner

