

# Villa

## Crikvenica, Kvarner



<b>Ref</b>	RE-U-35869
<b>Type</b>	Villa
<b>Region</b>	Kvarner > Crikvenica
<b>Location</b>	Crikvenica
<b>Front line</b>	No
<b>Sea view</b>	Yes
<b>Distance to sea</b>	1000 m
<b>Floorspace</b>	260 sqm
<b>No. of bedrooms</b>	4
<b>No. of bathrooms</b>	4
<b>Price</b>	€ 1 200 000

## Modern Villa with Pool and Panoramic Views in Crikvenica, mere 1 km from the Beach!

Located just a ten-minute drive from the center of Crikvenica, one of Croatia's oldest and most beloved tourist destinations known for its stunning beaches, crystal-clear waters, and mild climate, this exceptional property offers a rare blend of luxury and comfort.

### Property Highlights

Situated on a generous 1,500 m<sup>2</sup> plot at the end of a private asphalt road, the villa of 260 m<sup>2</sup> provides a serene and secure environment. Its carefully landscaped garden features a heated swimming pool, a jacuzzi, and a summer kitchen, making it perfect for relaxation and entertaining.

### Villa layout

- **Ground Floor:**

- Open-concept space combining a kitchen, dining area, and living room.
- One bedroom, a sauna, and a guest toilet.

- **First Floor:**

- Four spacious bedrooms, each with its own en-suite bathroom and breathtaking sea views, even from the bed.

### Premium Features

This villa has been constructed to the highest standards, with carefully chosen materials, floorings, and wall coverings. It is almost entirely energy self-sufficient, with solar panels providing electricity and hot water.

- **Parking:** Four covered parking spaces, including an EV charging station.
- **Furnishings:** Sold fully furnished and move-in ready.

### Location and Orientation

- **Southern Orientation:** Offers panoramic views of the entire Kvarner Bay.
- **Proximity to the Sea:** Just 1,000 meters as the crow flies, or a 3 km (3-minute) drive by car.

### Versatility

# Villa

## Crikvenica, Kvarner



This villa is ideal for luxurious family living or as an investment in elite tourism. Its modern amenities, prime location, and breathtaking views make it a standout property on the Crikvenica Riviera.

## Contact Us

We are thrilled to share this exceptional property with you. For more information or to arrange a viewing, please feel free to contact us. Don't miss this chance to own a slice of luxury in Crikvenica!

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
- Spa
- Sauna
- Garden
- Modern

# Villa

## Crikvenica, Kvarner



Price per m<sup>2</sup>:  
4.615 €

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:  
4.566 €

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

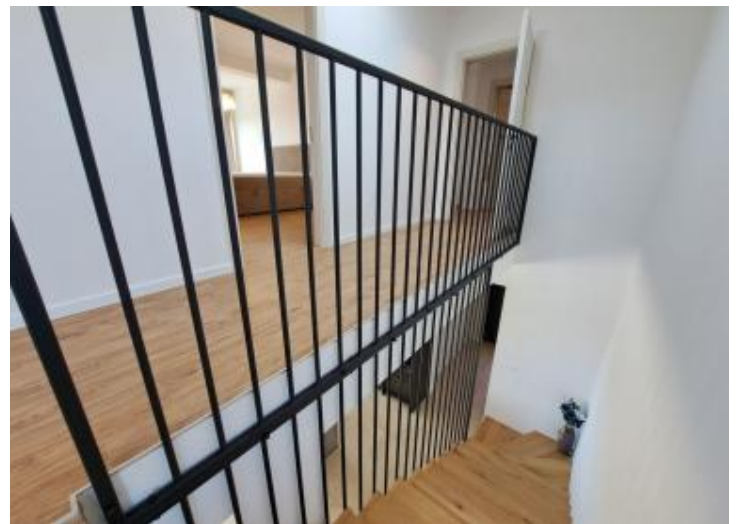
# Villa

## Crikvenica, Kvarner



# Villa

## Crikvenica, Kvarner



# Villa

## Crikvenica, Kvarner



# Villa

## Crikvenica, Kvarner



# Villa

Crikvenica, Kvarner



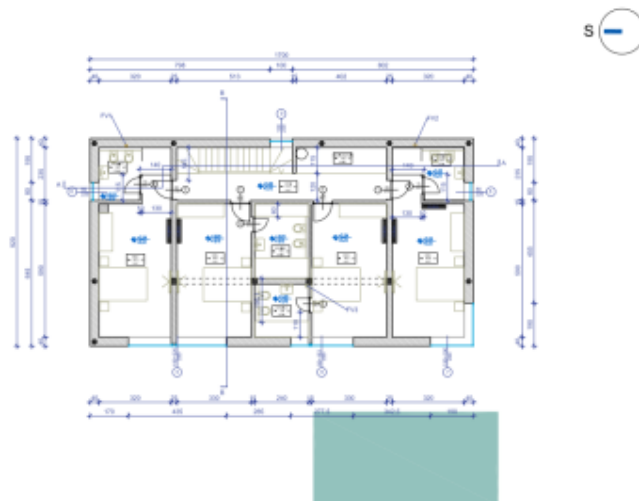
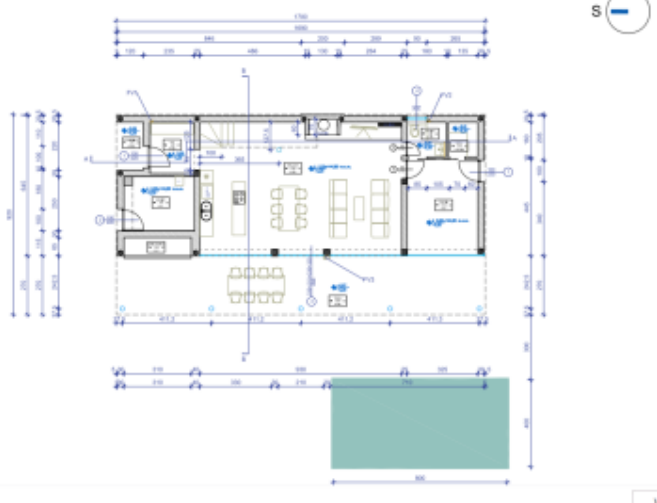
# Villa

Crikvenica, Kvarner



# Villa

## Crikvenica, Kvarner



# Villa

## Crikvenica, Kvarner

