

Villa

Jablanac, Karlobag



Ref	RE-U-37819
Type	Villa
Region	Karlobag
Location	Jablanac
Front line	No
Sea view	Yes
Distance to sea	700 m
Floorspace	260 sqm
Plot size	528 sqm
No. of bedrooms	2
No. of bathrooms	3
Price	€ 1 200 000

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A stunning luxury villa of 260 m², built in 2017, is for sale near Senj. This exquisite holiday home spans two floors with spacious terraces and a beautifully landscaped yard of 528 m², featuring a 32 m² swimming pool.

The lower level includes a boiler room and two water tanks. The ground floor boasts a spacious living room with direct access to a terrace with the pool, a dining area, a bathroom, a guest toilet, and a sauna. On the first floor, there are two elegantly furnished bedrooms, each offering an unforgettable panoramic sea view. Both rooms are equipped with high-end furniture, smart TVs, en-suite bathrooms, jacuzzis, underfloor heating, and a dedicated recreation area. Additionally, the property includes a separate studio apartment.

The villa is successfully rented out and is being sold fully furnished and equipped. Offering maximum comfort, privacy, and a connection with untouched nature, this property is an exceptional investment opportunity.

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

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Price per m²:
4.615 €

Average price/m² of this type
in this region:
4.200 €

Median price/m² of this type
in this region:
4.358 €

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

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

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