

# House

## Veprinac, Kvarner



<b>Ref</b>	RE-U-38840
<b>Type</b>	House
<b>Region</b>	Kvarner > Opatija
<b>Location</b>	Veprinac
<b>Front line</b>	No
<b>Sea view</b>	Yes
<b>Floorspace</b>	260 sqm
<b>Plot size</b>	3283 sqm
<b>No. of bedrooms</b>	3
<b>No. of bathrooms</b>	2
<b>Price</b>	€ 550 000

Veprinac – secluded villa on grand terrain with panoramic sea views!

In a unique and completely private location, this spacious 260 m<sup>2</sup> house sits on a large 3,283 m<sup>2</sup> plot. Surrounded by untouched nature and greenery, it offers full privacy and peace, along with a spectacular open view of the sea and Kvarner Bay. The nearest neighboring house is 150 meters away, and a protected green belt below the property ensures long-term privacy and unobstructed views.

The house spans three levels – basement, ground floor, and first floor – designed as a comfortable two-story 3-bedroom home with a living area and additional utility spaces in the basement.

In the basement, there is a garage, boiler room, laundry/storage area, and a large open space in high shell condition, ideal for converting into an additional apartment, sauna, wine cellar, gym, or entertainment room.

The ground floor features a spacious living room with kitchen and dining area, a south-facing terrace with breathtaking views of the sea, and a north-facing terrace with a barbecue and garden access.

Upstairs, there are three bedrooms, two bathrooms, and two balconies. The master bedroom has an en-suite bathroom, while the other two share a bathroom. Two rooms open onto south-facing balconies overlooking the sea.

The house is equipped with oil-based underfloor heating, a wood-burning fireplace, and three air conditioning units – one in the living room and one in each of the two bedrooms.

The large, fully fenced garden includes a garage, multiple outdoor parking spaces, a green yard with an irrigation system, and an unfinished swimming pool. With over 3,200 m<sup>2</sup> of land, the property offers great potential for additional amenities based on the preferences of future owners.

A rare opportunity for those looking for absolute privacy, a stunning sea view, and comfort surrounded by nature.

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.

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Price per m<sup>2</sup>:  
2115 €

Average price/m<sup>2</sup> of this type  
in this region:  
2613 €

Median price/m<sup>2</sup> of this type  
in this region:  
2279 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
2880 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
2563 €



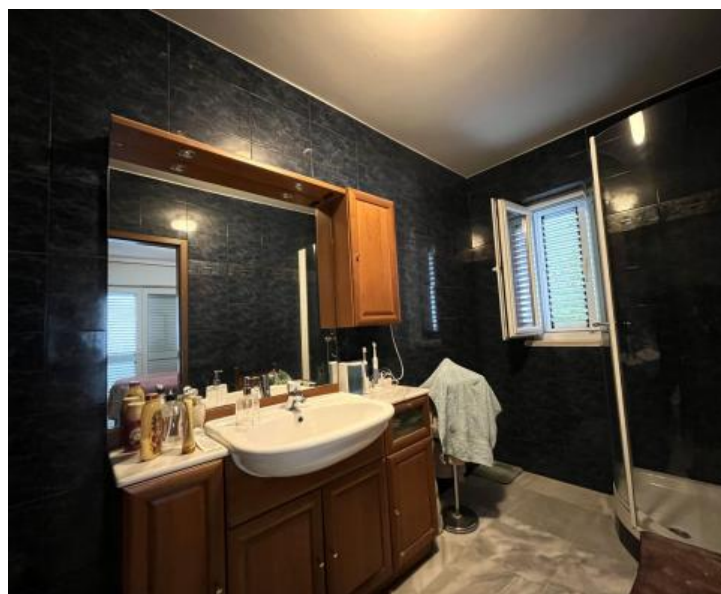
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