

Villa

Kraljevica, Kvarner



Ref	RE-U-39574
Type	Villa
Region	Kvarner > Rijeka
Location	Kraljevica
Front line	Yes
Sea view	Yes
Distance to sea	50 m
Floorspace	463 sqm
Plot size	1585 sqm
No. of bedrooms	6
No. of bathrooms	4
Price	€ 2 100 000

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Beautiful 1st line villa in Kraljevica!

Situated in the first construction line to the sea, just across a 50-meter green belt, this beautiful villa enjoys a truly extraordinary location with breathtaking views of the entire Kvarner Bay, including the island of Krk and the iconic Krk Bridge.

The villa spans 463 m² and was fully renovated in 2022. It is divided into three separate apartments, offering flexibility and privacy for family living or rental opportunities.

- Basement: Features a garage, laundry room, and an additional multipurpose space.
- Ground Floor: Contains a one-bedroom apartment with a living room, opening directly onto a spacious terrace and a summer kitchen—perfect for outdoor dining and entertaining.
- First Floor: Houses a three-bedroom apartment with a living room, bathroom, and multiple terraces to enjoy the panoramic sea views.
- Attic: Includes two bedrooms with en-suite bathrooms and a living room that opens to a rooftop terrace with spectacular vistas.

The villa is surrounded by a meticulously landscaped Mediterranean garden on a generous plot of 1,585 m². The highlight of the outdoor area is a stunning infinity pool, offering unobstructed, unforgettable views of the sea.

This residence guarantees complete privacy and tranquility, making it the perfect retreat for those seeking peace, comfort, and an unparalleled coastal experience.

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:

Roof terrace

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Garage
Garden

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Price per m²:
4.536 €

Average price/m² of this type
in this region:
10.942 €

Median price/m² of this type
in this region:
3.483 €

Average price/m² of this type
in Croatia:
8.658 €

Median price/m² of this type
in Croatia:
7.143 €

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