

Villa

Brzac, Kvarner



Ref	RE-AB-MI-35
Type	Villa
Region	Kvarner > Island Krk
Location	Brzac
Front line	No
Sea view	No
Distance to sea	1000 m
Floorspace	212 sqm
Plot size	565 sqm
No. of bedrooms	4
No. of bathrooms	3
Price	€ 870 000

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Modern villa of 212.99 m² located in Brzac on the island of Krk, set on a 565 m² plot and positioned approximately 1 km from the sea. The property is spread over two floors and offers a peaceful location with stunning views.

The ground floor features a 38 m² open-concept living area, a guest bedroom with an en-suite bathroom, two storage rooms, a sauna, and a separate toilet. The living area opens onto a spacious 30 m² covered terrace, perfect for relaxing or entertaining outdoors.

The upper floor, accessed via internal stairs, includes three additional bedrooms, all with access to a covered terrace offering panoramic views of the sea and the island of Cres. The master bedroom has its own walk-in wardrobe, a private bathroom, and an additional shared bathroom is also located on this floor.

Construction and finishes have been completed using top-quality materials, including Porotherm brick with the STO façade system, full electric underfloor heating with Wi-Fi control, LG air conditioning units in every room and the living area, LED lighting, high-end Spanish ceramics by Cifre, large lift-and-slide PVC glass walls, and roof infrastructure ready for a photovoltaic solar system. The villa is being sold fully furnished and equipped.

The landscaped garden includes a 21 m² swimming pool with a sun deck and shower, with pre-installation for heating via a heat pump. The exterior is fully finished, including landscaping, an automatic irrigation system, Semmelrock paving, and a remote-controlled gate. Two parking spaces are also included, each with preparation for electric vehicle charging.

A key advantage of this property is its location. Set on the island's tranquil southwest side, just a 5-minute drive from beautiful beaches, the villa offers magical Mediterranean sunsets and the quiet charm of nearby olive groves.

Price: €870,000 (VAT included)

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
- Storage
- Sauna
- Floor heating
- Garden

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Price per m²:
4.104 €

Average price/m² of this type
in this region:
4.820 €

Median price/m² of this type
in this region:
4.797 €

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

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

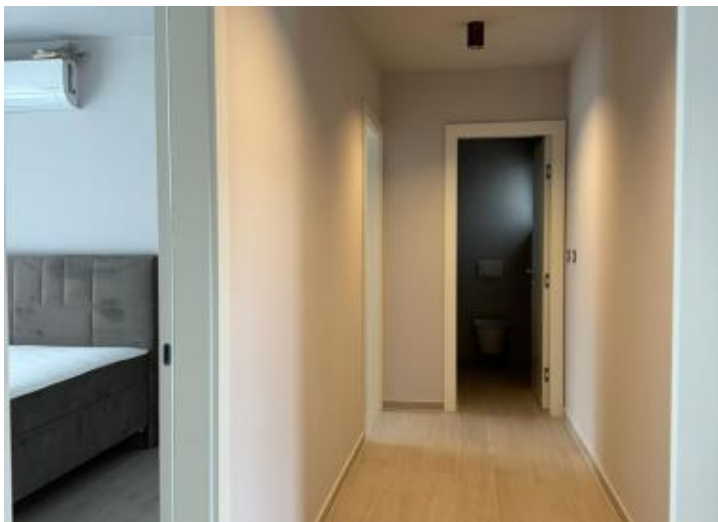
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