

Villa

Mali Losinj, Kvarner



Ref	RE-AB-PAN-K-006
Type	Villa
Region	Kvarner > Opatija
Location	Mali Losinj
Front line	Yes
Sea view	Yes
Distance to sea	70 m
Floorspace	157 sqm
Plot size	3000 sqm
No. of bedrooms	3
No. of bathrooms	3
Price	€ 2 499 000

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Beautiful stone villa just 70 meters from the sea on Mali Losinj island!
Beauty within the pines!

Total area is 157 sq.m. Land plot is 3000 sq.m.

Villa contains 3 bedrooms and 3 bathrooms, a spacious kitchen, salon, wonderful terrace, contains a large basement that you can use to store personal belongings.

From the master bedroom you have an open view of the sea and direct access to the terrace which has 45 m², in the garden there is a large fireplace, where you have electricity and water with outdoor sink.

In the immediate vicinity there are secluded beautiful coves.

Tiles are laid on the floor in all rooms. In the house there is more possibility of heating in winter (wood, oil, gas, electricity).

For complete enjoyment and relaxation there is also a barbecue with a large garden, which contains olives and Mediterranean herbs.

There is enough parking space in the yard for several cars.

You have enough space on the property to make a swimming pool for extra pleasure.

Possibilities to upgrade so many more m² of living space upstairs.

Air conditioning, electricity, water, fireplace, telephone. The house is for sale furnished.

NOTE: Villa is fully booked for summer season 2022 and can be sold in October 2022 earliest.

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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