

Villa

Risika, Vrbnik, Kvarner



Ref	RE-U-12257
Type	Villa
Region	Kvarner > Island Krk
Location	Risika, Vrbnik
Front line	No
Sea view	Yes
Distance to sea	400 m
Floorspace	150 sqm
Plot size	470 sqm

Villa

Risika, Vrbnik, Kvarner



No. of bedrooms	3
No. of bathrooms	4
Price	€ 850 000

Villa

Risika, Vrbnik, Kvarner



Beautiful luxury villa with swimming pool near the sea in Vrbnik, on the first construction line to the sea, in green area!

This romantic and stylish villa is brand-new, fresh, light and irresistibly attractive!
You fall in love with this property and it's luxurious and modern design at once.

Official category is 4**** stars. Everything is furnished, equipped and prepared for renting.

The property has a total area of 150 m², spreads over two floors, ground floor and first floor interconnected by an internal staircase, and is located on a territory of 470m².

The ground floor has a covered entrance, hallway, living room with kitchen and dining area, pantry, wc, storage, laundry, internal staircase. The living room opens onto a covered terrace of 30m² and a sun deck area. In the pantry there is a preparation for the sauna.

The upper floor offers stairs hall, three bedrooms with private bathrooms with access to a terrace of 15m² and a loggia of 3 m² with sea wonderful view.

Villa was built in 2021.

During the construction, quality materials and equipment were used, which guarantees high quality of construction. You will be impressed by high ceilings, modern kitchen and bathrooms.

Villa benefits:

- air-conditioned with 5 air conditioners
- underfloor heating on the first floor
- video surveillance
- wireless internet
- 2 chimneys
- preparation for outdoor and indoor fireplace
- aluminum joiner
- security doors
- heated swimming pool
- beautifully landscaped garden
- two parking spaces

Quiet location at the edge of construction area, close to the green zone, 400-500 m away from the sea and beach.

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.

Villa

Risika, Vrbnik, Kvarner



Property advantages:

Swimming pool

Storage

Sauna

Modern

Villa

Risika, Vrbnik, Kvarner



Price per m²:
5.667 €

Average price/m² of this type
in this region:
4.861 €

Median price/m² of this type
in this region:
4.942 €

Average price/m² of this type
in Croatia:
4.552 €

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

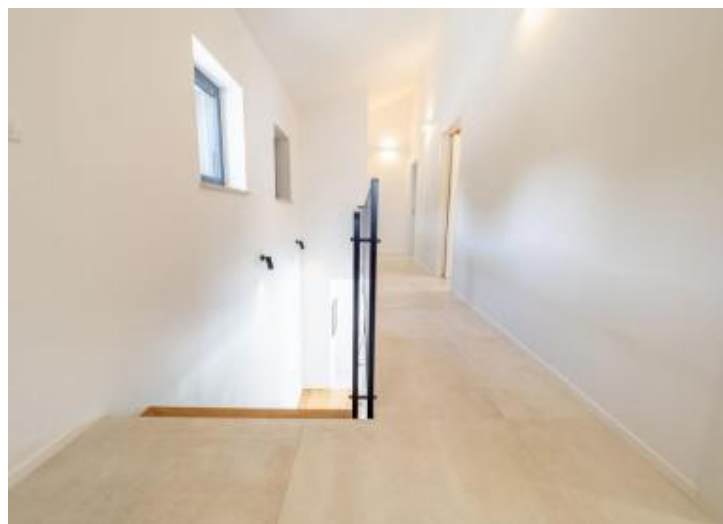
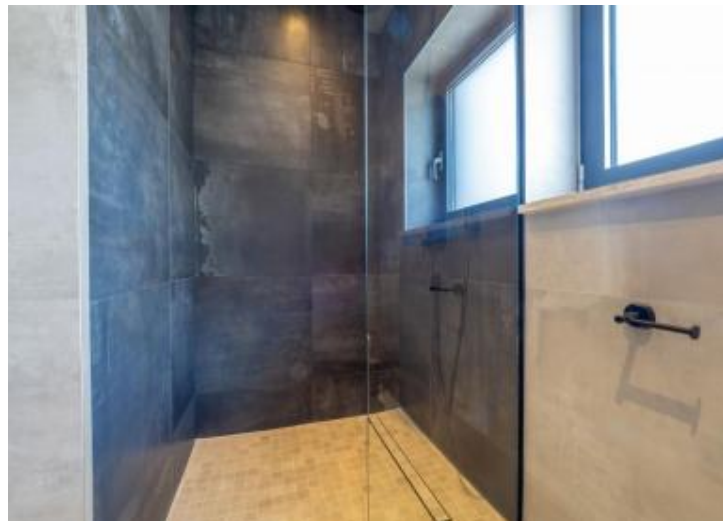
Villa

Risika, Vrbnik, Kvarner



Villa

Risika, Vrbnik, Kvarner



Villa

Risika, Vrbnik, Kvarner



Villa

Risika, Vrbnik, Kvarner



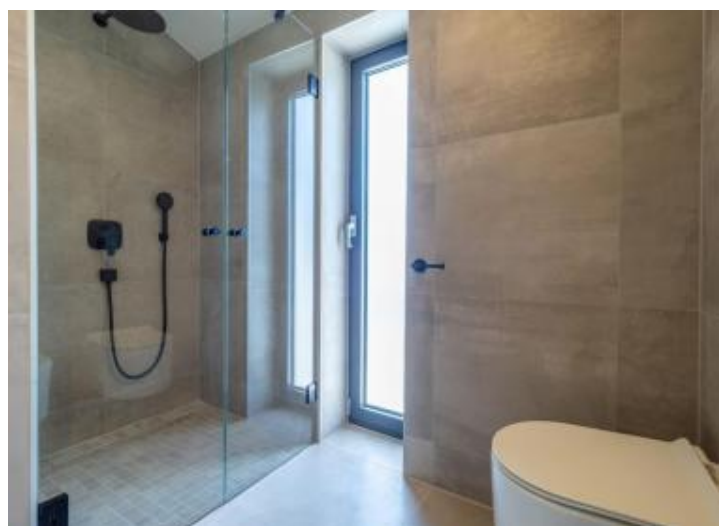
Villa

Risika, Vrbnik, Kvarner



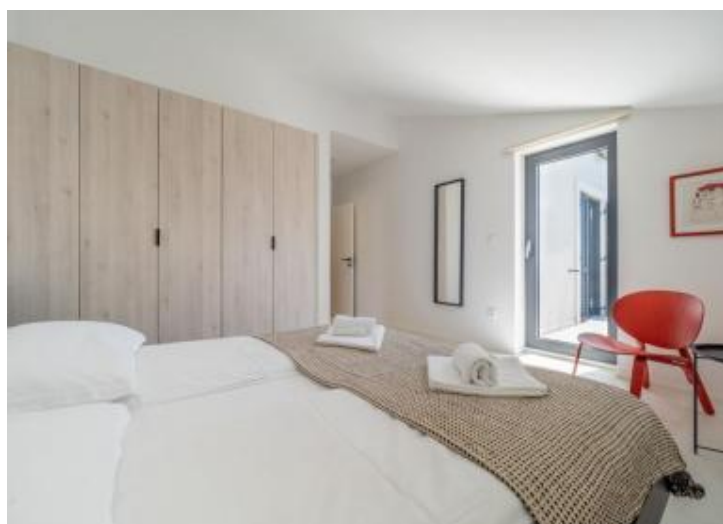
Villa

Risika, Vrbnik, Kvarner



Villa

Risika, Vrbnik, Kvarner



Villa

Risika, Vrbnik, Kvarner

