

# Villa

## Crikvenica, Kvarner



<b>Ref</b>	RE-U-14046
<b>Type</b>	Villa
<b>Region</b>	Kvarner > Crikvenica
<b>Location</b>	Crikvenica
<b>Front line</b>	No
<b>Sea view</b>	Yes
<b>Distance to sea</b>	600 m
<b>Floorspace</b>	480 sqm
<b>Plot size</b>	600 sqm
<b>No. of bedrooms</b>	4
<b>No. of bathrooms</b>	4
<b>Price</b>	€ 2 980 000

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Exclusive villa with panoramic sea views in Crikvenica cca. 600 meters from the sea!  
It is one of the best luxury villa of the region, offering breathtaking views of Cres and Krk islands!  
The sea is entering every room of the villa like a member of your family.

Total surface of the building is 480 sq.m. Land plot is 600 sq.m.

The villa consists of the ground floor with spacious living room with kitchen and dining area, opening to covered terrace.

The upper floor contains laundry room, pantry, boiler room, four bedrooms with private bathrooms, separate toilet, additional fitness room and terraces.

Villa also benefits:

- heated pool of 40 m2 in which the entire system is automated
- double garage of 42 m2
- auxiliary building that can be used for several purposes of 33 m2
- porotherm and cement blocks with additional insulating facade used in construction
- air conditioning in each room
- underfloor heating in the bathrooms
- fireplace
- barbecue and outdoor dining area
- tavern

It is really worth 5\*\*\*\*\* stars.

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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