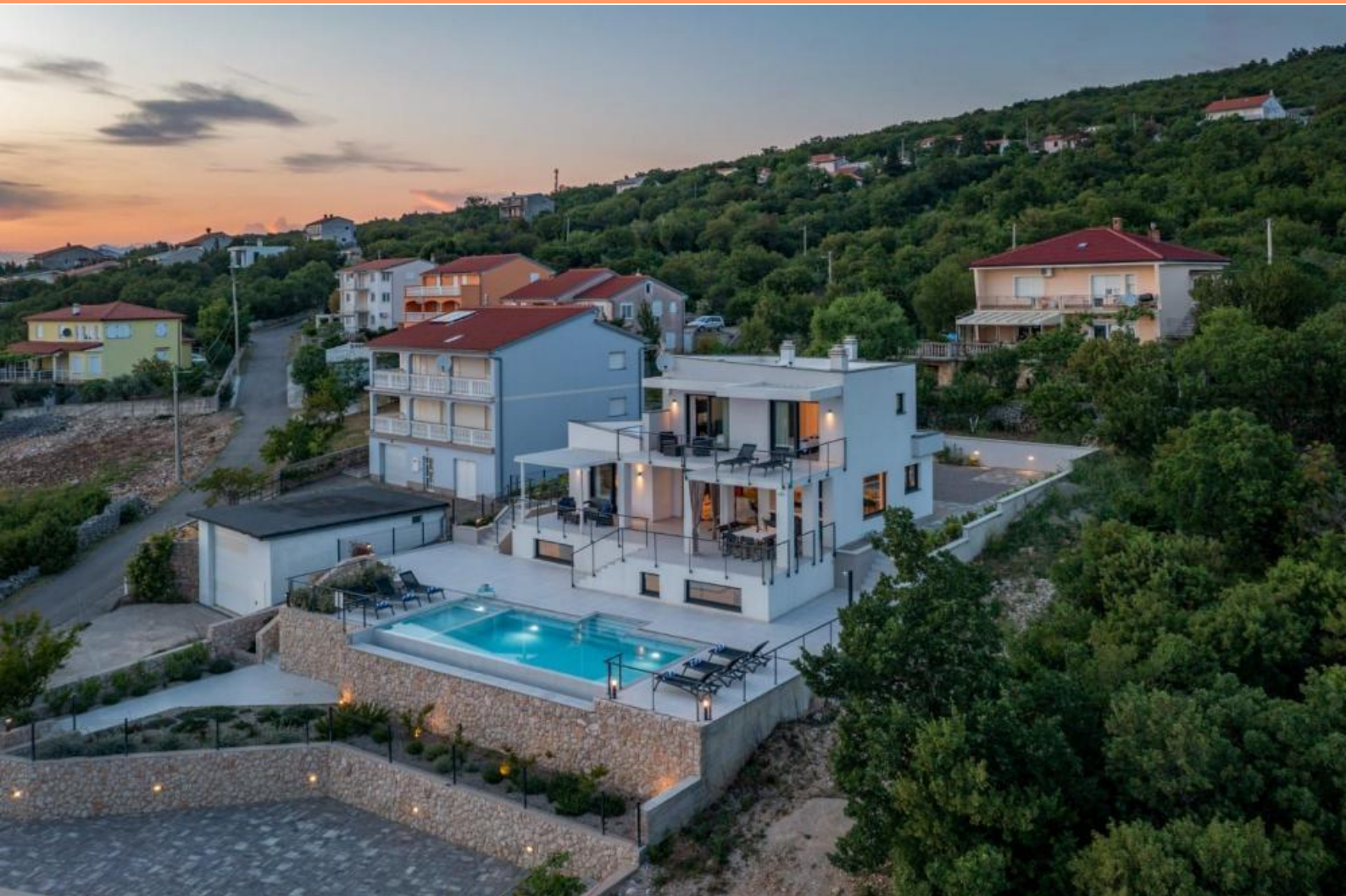


Villa

Šmrika, Kraljevica, Kvarner



Ref	RE-U-14429
Type	Villa
Region	Kvarner > Novi Vinodolski
Location	Šmrika, Kraljevica
Front line	No
Sea view	Yes
Distance to sea	1000 m
Floorspace	245 sqm
Plot size	910 sqm
No. of bedrooms	3
No. of bathrooms	3
Price	€ 1 150 000

Villa

Šmrika, Kraljevica, Kvarner



Beautiful villa with swimming pool and panoramic views of the sea, of Krk island, cca.900 meters from the sea!
It is a prestigious suburb of Rijeka!
Not far from Krk bridge!

Total area is 245 sq.m. Land plot is 910 sq.m.

There are three levels.

In the basement there is a game room for the youngest, as well as a fitness and wellness room with a sauna, hydromassage tub and shower.

On the ground floor there is an entry hall, guest toilet, a guest bedroom with its own bathroom, a kitchen with a dining room and a living room that leads to a beautiful covered terrace where you can enjoy the view of Kvarner and its islands.

On the upper floor there are two bedrooms with private bathrooms and a terrace where you can enjoy morning coffee and peace.

The entire facility is a pleasure to stay in and full of light. The surroundings are paved and decorated with stone walls, there is a large pool on it, which is divided into two parts, a shallow one for children and a deeper one with massage jets for the elderly. The facility also has a small children's playground and three parking spaces. This wonderful facility is located in a small town in an ideal location that offers the peace of a small town and proximity to the city with all its facilities.

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

Gym

Spa

Sauna

Villa

Šmrika, Kraljevica, Kvarner



Price per m²:
4.694 €

Average price/m² of this type
in this region:
4.197 €

Median price/m² of this type
in this region:
3.738 €

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

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

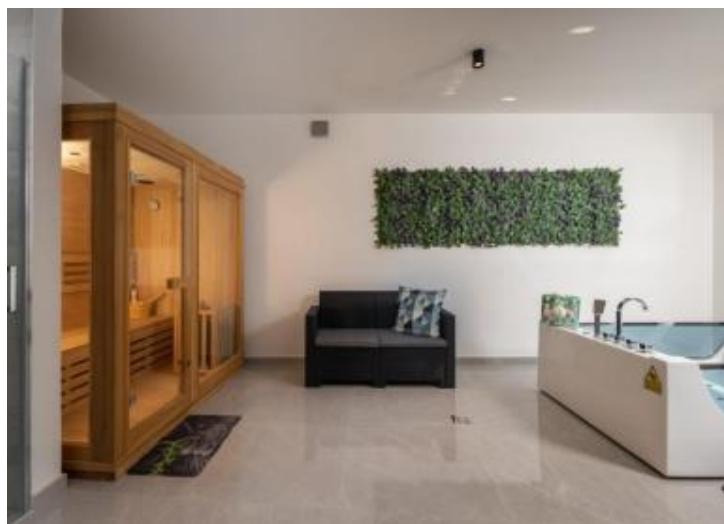
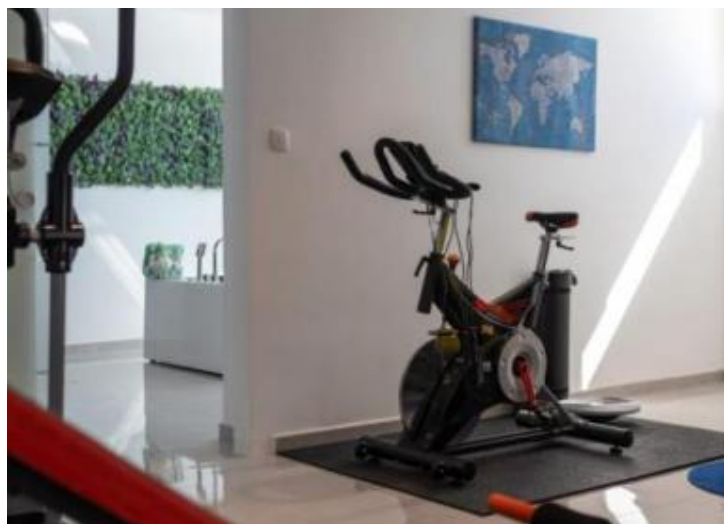
Villa

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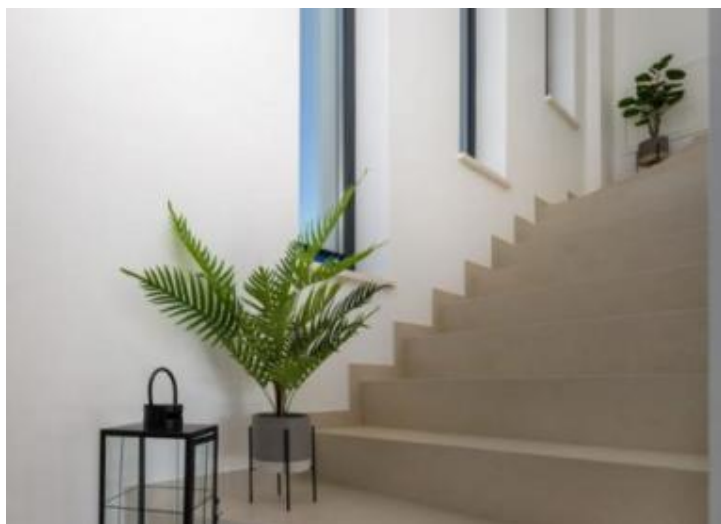
Villa

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Villa

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Villa

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