

# Villa

Mošćenička Draga, Kvarner



|                         |                   |
|-------------------------|-------------------|
| <b>Ref</b>              | RE-U-17359        |
| <b>Type</b>             | Villa             |
| <b>Region</b>           | Kvarner > Opatija |
| <b>Location</b>         | Mošćenička Draga  |
| <b>Front line</b>       | No                |
| <b>Sea view</b>         | Yes               |
| <b>Distance to sea</b>  | 500 m             |
| <b>Floorspace</b>       | 410 sqm           |
| <b>Plot size</b>        | 1230 sqm          |
| <b>No. of bedrooms</b>  | 6                 |
| <b>No. of bathrooms</b> | 6                 |
| <b>Price</b>            | € 2 500 000       |

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It would be a crime to leave the area of beautiful Moscenicka Draga pebble beach without luxury construction... This villa is an urban intervention to demonstrate architectural wit and a striking modern design edge. Villa has total floorspace of 410 sq.m. on a land plot of 1230 sq.m. It is just 500 meters from a marvellous beachline and benefits sea views...

Built in 2022, it offers all gems of a modern home from swimming pool and air conditioning to Internet, Intercom, Sat TV, Alarm system. The interior is equipped with custom designer furniture. The swimming pool of 34 sq.m. has a heating system via a heat pump, modern LED lighting and a counter-floating pump. The house generally has video surveillance, garden, paved parking space for 4 vehicles.

The villa has the following layout:

**GROUND FLOOR:** hallway, bedroom with en-suite bathroom, toilet, and a large open space living room with kitchen and dining room and access to the terrace and heated swimming pool.

**FIRST FLOOR:** three bedrooms with en-suite bathrooms, large south-facing balcony communicating from one bedroom.

**BASEMENT:** two bedrooms with en-suite bathrooms, office, wellness area with jacuzzi, sauna, exit to the garden.

The open space living room concept is an important part of this beautiful property. From all the southern windows and glass walls there is a view of the sea and the greenery of Kvarner Bay.

The villa is arranged according to the 5-star categorization standard, and with the mediation of this house, consultation regarding further renting in the future is possible (care of the entire building, property management, property rental).

This property is owned by the company, and the price is €2,000,000 + VAT if you are buying as a legal entity (with the possibility of submitting a request for a VAT refund). If the house is bought as a natural person, the price with VAT is €2,500,000.

A rarity on the market - a perfect family residence or a great investment that can be rented carefree through a property manager.

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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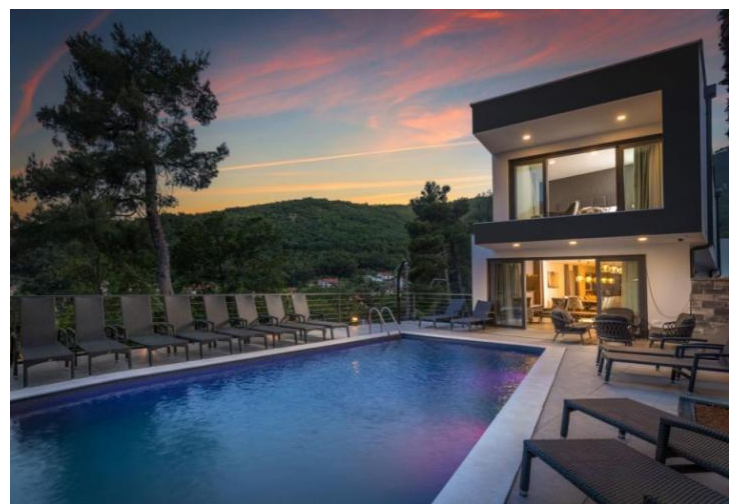
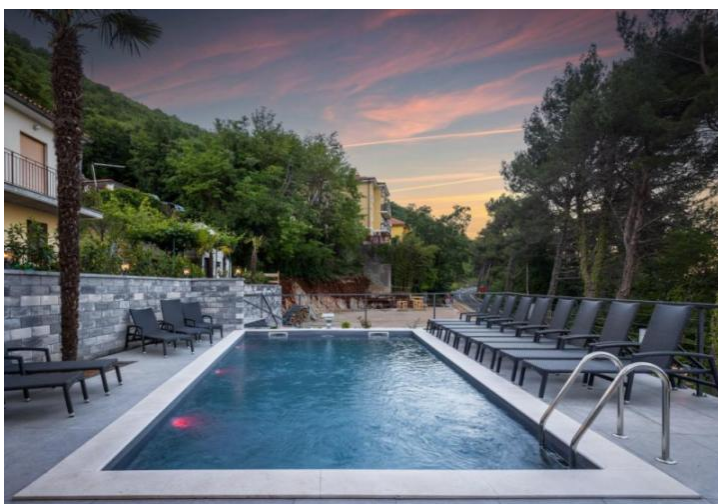
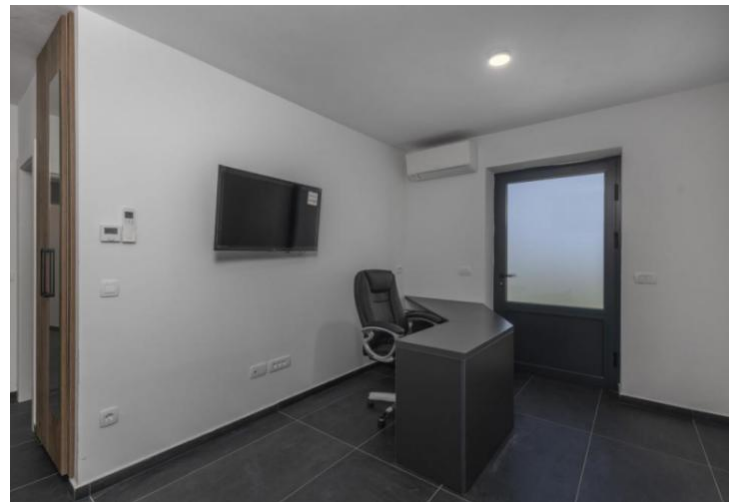


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