

Villa

Rasopasno, Dobrinj, Kvarner



Ref	RE-U-20321
Type	Villa
Region	Kvarner > Island Krk
Location	Rasopasno, Dobrinj
Front line	No
Sea view	No
Floorspace	222 sqm
Plot size	1250 sqm
No. of bedrooms	4
No. of bathrooms	2
Price	€ 950 000

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Modern villa with swimming pool and large garden in the center of the island Krk which is no longer a proper island, as it is connected by the bridge to the mainland.

The villa of 222 sq.m. consists of two floors.

On the ground floor there is a large integrated living room, kitchen and dining room, with access to the terrace and sun deck by the swimming pool. The ground floor also contains a toilet, laundry room and study, which can be converted into a bedroom if needed.

The first floor is connected by an internal staircase and leads to a large entrance hall which has the function of a second living room. Upstairs is a large bedroom with private bathroom and a large walk in closet. Upstairs are two more bedrooms, which are currently connected and one has been converted into an entertainment room, and a large bathroom.

The villa is designed in Irish style, where the living area has lots of light.

The house is fully furnished and equipped with luxury, quality and functional, yet unobtrusive furniture. In the living room on the floors there is a peasant floor, quality oak parquet, carpentry is quality PVC.

The current owners made sure that such a large house gets the warmth of a home with imaginative details.

This villa is not built as a holiday home, but is designed to stay all year round. It has oil central heating and as many as six quality air conditioners.

The strongest asset of this villa is certainly the garden of 1250 m2 fully furnished, with a large sun deck and a terrace with heated pools.

Next to the house there is a garage with space for two cars, while in the yard there are even more parking spaces.

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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Price per m²:
4279 €

Average price/m² of this type
in this region:
4860 €

Median price/m² of this type
in this region:
4775 €

Average price/m² of this type
in Croatia:
4698 €

Median price/m² of this type
in Croatia:
3863 €

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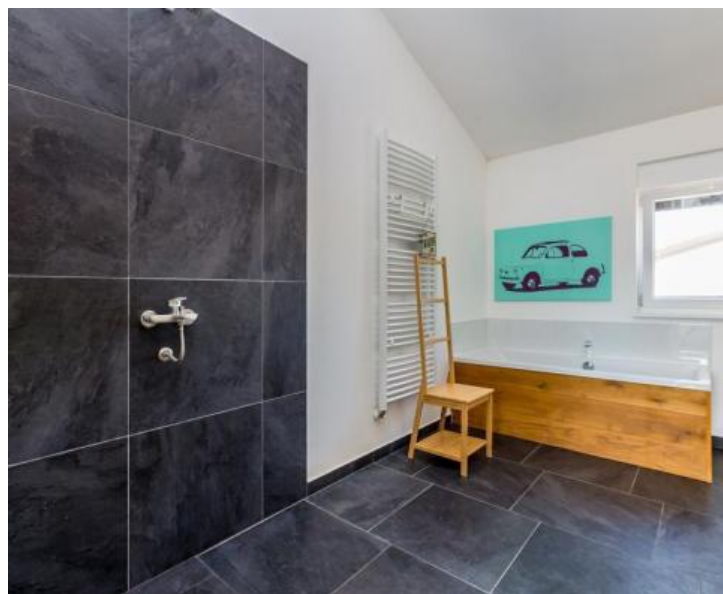
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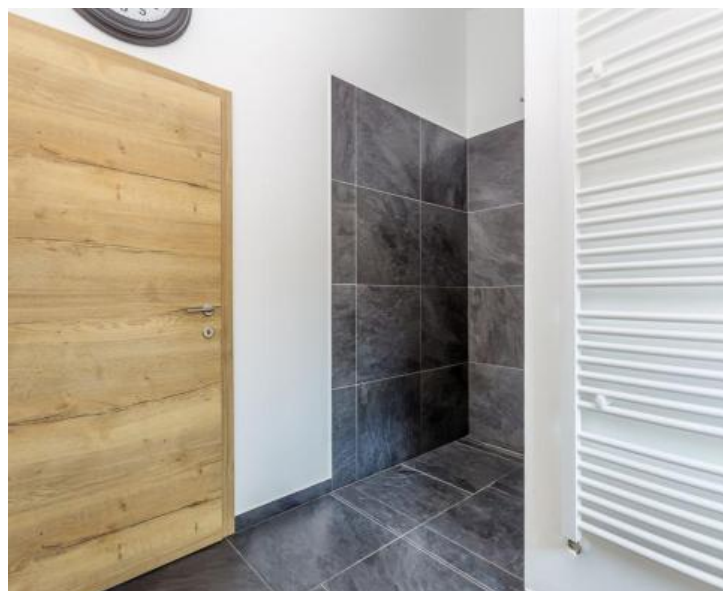
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