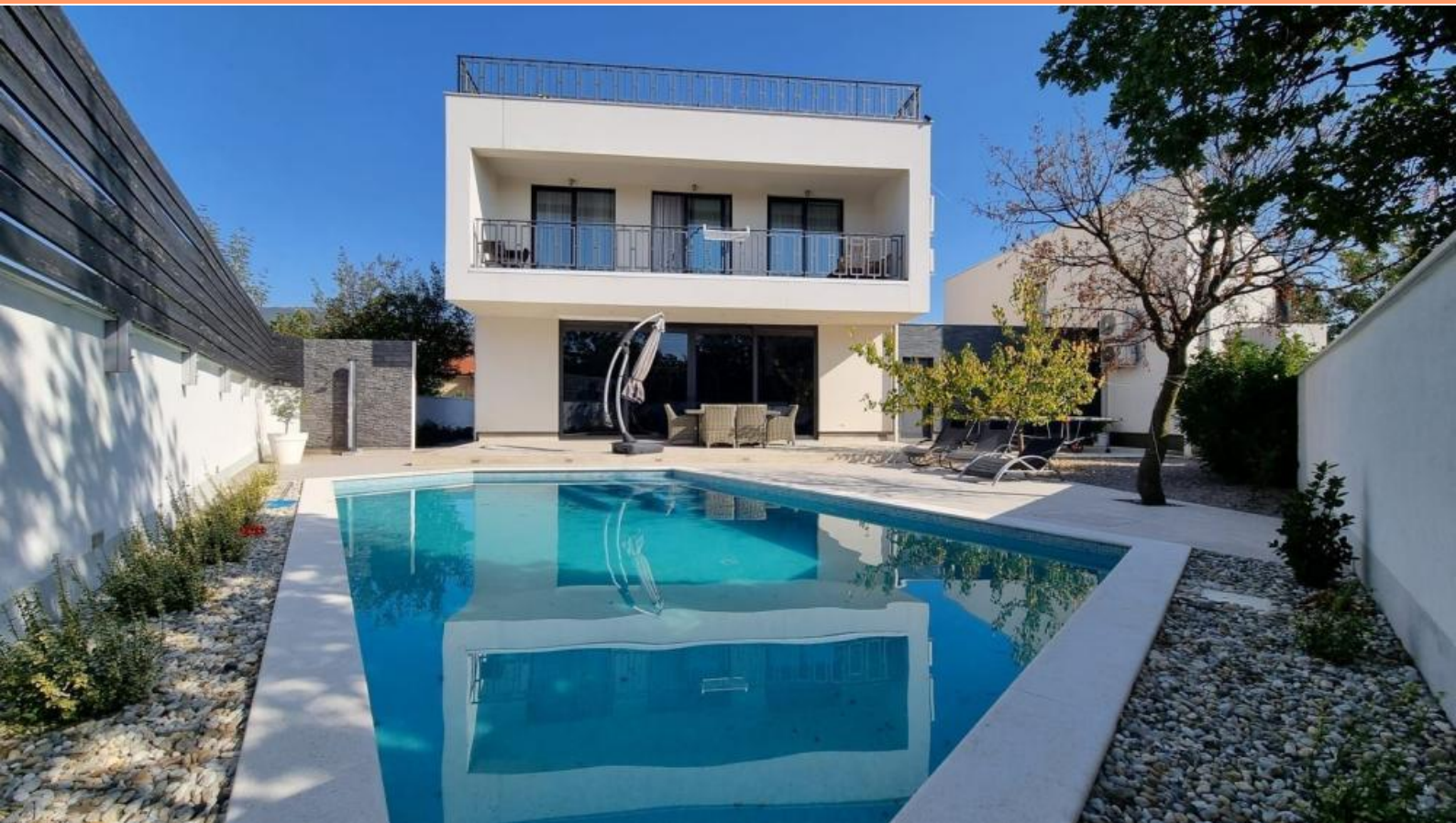


Villa

Šmrika, Kraljevica, Kvarner



| | |
|-------------------------|--------------------|
| Ref | RE-U-31734 |
| Type | Villa |
| Region | Kvarner › Rijeka |
| Location | Šmrika, Kraljevica |
| Front line | No |
| Sea view | Yes |
| Distance to sea | 800 m |
| Floorspace | 380 sqm |
| Plot size | 720 sqm |
| No. of bedrooms | 6 |
| No. of bathrooms | 4 |
| Price | € 820 000 |

Villa

Šmrika, Kraljevica, Kvarner



Luxury villa with a sea view in Kraljevica, Šmrika, in Rijeka outskirts!
Total area is 380 sq.m. Land plot is 720 sq.m.

The villa encompasses a total of six bedrooms, two kitchens, two living rooms, and four bathrooms. Designed for optimal privacy, the property's layout offers versatile possibilities for use and rental. For example, it can be divided into two luxury apartments.

A rooftop terrace serves as a sunbathing area, providing a breathtaking view of the sea and the entire Kvarner region. The garden features a swimming pool and various amenities for a delightful and enjoyable stay.

Impeccably decorated and furnished with modern furniture, the villa commands attention and is presented for sale in its current state. Crikvenica, known as a sea riviera, is essentially four towns in one—Selce, Crikvenica, Dramalj, and Jadranovo—almost seamlessly connected to form a unique series of tourist destinations. Situated along the Adriatic Sea coast, in the Kvarner Gulf region, these towns are part of the Primorje-Gorski Kotar County, with its administrative center located 30 kilometers away in Rijeka.

Crikvenica, extending into the water area of the Vinodol channel over approximately 60 square kilometers, boasts a centuries-old tourist tradition. This legacy is attributed to its exceptional geographical location and excellent road connections, making the Crikvenica Riviera a favored destination for travelers.

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:

- Roof terrace
- Swimming pool
- Garden
- Modern

Villa

Šmrika, Kraljevica, Kvarner



Price per m²:
2.158 €

Average price/m² of this type
in this region:
4.775 €

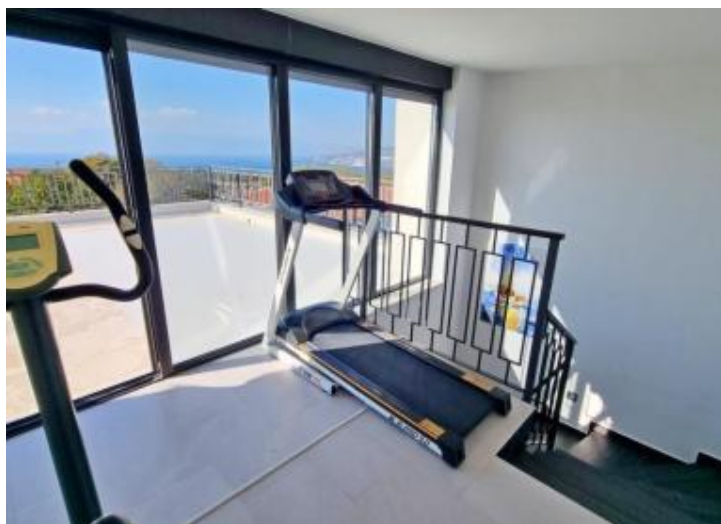
Median price/m² of this type
in this region:
3.567 €

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

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

Villa

Šmrika, Kraljevica, Kvarner



Villa

Šmrika, Kraljevica, Kvarner



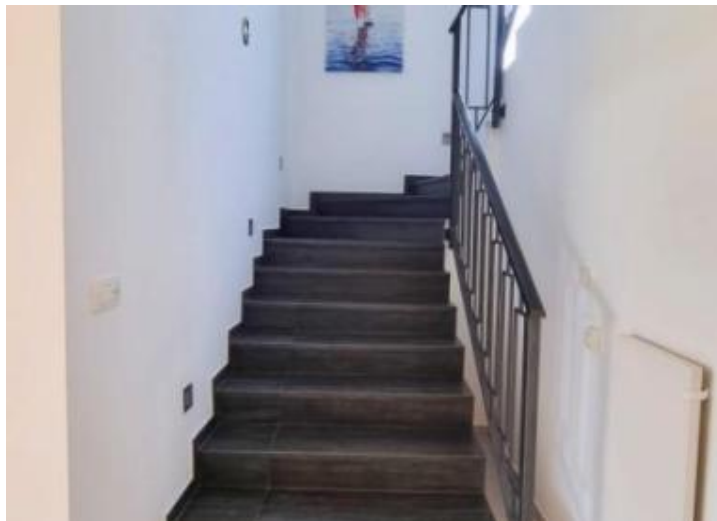
Villa

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Villa

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Villa

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Villa

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