



listing



Info Agente

Nombre:	ArKadia
Nombre empresa:	
País:	Reino Unido
Teléfono:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

Detalles del anuncio

Propiedad para:	Venta
Precio:	USD 1,158,886.32

Ubicación

País:	Croacia
Estado/Región/Provincia:	Primorje - Gorski Kotar
Ciudad:	Cres
Publicado:	21/03/2024

Descripción:

Beautiful newly built villa with wellness and heated swimming pool on Cres island, cca. 1,5 km from the sea.

Villa is completed in 2022. This amazing villa is an ideal combination of traditional style and modern decoration.

Total surface is 324 sq.m. Land plot is 660 sq.m.

Villa consists of three floors, basement, ground floor and first floor, and is characterized by excellent spatial organization of interior and exterior.

In the basement there is a tavern/konoba with a modern kitchen, dining table and fireplace for evening gatherings with friends and family, wellness area, bathroom, boiler room, laundry / laundry and storage.

On the ground floor there is one bedroom, a spacious and beautifully decorated salon, connected to a modern kitchen and dining room and a bathroom. The salon and kitchen open onto an outdoor covered terrace through a movable glass wall. The kitchen will be equipped with state-of-the-art appliances.

On the upper floor there is a stair hall, are three bedrooms, each with its own bathroom and exit to the terrace.

All floors are connected by an internal staircase.

The villa has **underfloor heating with a heat pump**, and each room and room is equipped with its own ceiling **Fan coiler air conditioning**, which makes it ideal for staying in the winter.

Additionally, in the living room there is a **fireplace** that gives a special ambience.



In the garden there is a private swimming pool of 33m2, sun deck zone, BBQ, outdoor covered kitchen with dining table and parking for several cars.

The **swimming pool is heated** and has all the necessary equipment.

High quality construction and high-end materials used in the construction of this villa, as well as additional security doors and alarm system guarantee security and longevity and undisturbed enjoyment of all the charms that this villa offers!

NOTE: The Buyer won't pay 3% property transfer tax as VAT is already within the price.

Ref: RE-U-13233-AB

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.

Común

Dormitorios:	4
Baños:	4
Pies cuadrados terminados:	324 m2
Tamaño del lote:	660 m2

Lease terms

Date Available:

Información adicional

URL sitio web: http://www.arkadia.com/ZLWS-T469/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM

Contact information

IMLIX ID: re-u-13233-ab

