

## PRODAJA, VILA S BAZENOM, MOŠĆENIČKA DRAGA, 410 m2, Mošćenička Draga, House



### Seller Info

Name: Agencija Starling  
First Name: Agencija  
Last Name: Starling  
Company: STARLING d.o.o.  
Name:  
Service Type: Selling and renting  
Website: <https://www.starling.hr>  
Country: Croatia  
Region: Grad Zagreb  
City: Zagreb  
ZIP code: 10000  
Address: Prilaz Gjure Deželića 75/1  
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About us: Nakon dugogodišnjeg rada s nekretninama u različitim okruženjima, odlučili smo hrvatskom tržištu ponuditi novi pristup kupoprodaji nekretnina, koji se zasniva na načelima izvrsnosti poslovanja razvijenog zapadnog tržišta.

Smatramo kako su nekretnine vrlo izazovno područje i našim klijentima želimo pružiti ruku, poglavito s obzirom na to da su i kupnja i prodaja nekretnina vrlo značajni životni koraci. Stoga, želimo tu odluku podržati našim stručnim iskustvom, profesionalnim pristupom i jednostavnom realizacijom svih koraka koji vas dijele od kupnje ili prodaje nekretnina. Starling nekretnine posluju u Zagrebu, Poreču i Dubrovniku. Zagreb je jedno od najzanimljivijih urbanih središta kada je riječ o nekretninama, a naš stručni tim svakodnevno radi na akviziciji,

procjeni potencijala i analizi novih nekretnina iz Zagreba i šire okolice, koje možete pronaći u našem portfelju. Istra u posljednjih pet godina bilježi izraziti turistički i gospodarski rast, stoga želimo podržati ovu zanimljivu regiju inovativnim i posvećenim pristupom poslovanju nekretnina.

Naša je misija biti iskrenim saveznicima kupcima i prodavateljima nekretnina, koji posredovanjem osigurava najviše profesionalne standarde poslovanja.

Naš tim stoji na raspolaganju investitorima kada je riječ o poslovnom i pravnom savjetovanju i uređenju interijera, a našu dosadašnju ekspertizu i stečena znanja želimo prenijeti, kako novim generacijama, tako i našim klijentima.

## Listing details

### Common

Title:	PRODAJA, VILA S BAZENOM, MOŠĆENIČKA DRAGA, 410 m2
Property for:	Sale
House type:	detached
Property area:	410 m <sup>2</sup>
Lot Size:	1024 m <sup>2</sup>
Number of Floors:	1
Bedrooms:	8
Bathrooms:	6
Price:	2,000,000.00 €
Updated:	Apr 02, 2024

### Condition

Newbuild:	yes
Built:	2022

## Location

Country: Croatia  
State/Region/Province: Primorsko-goranska županija  
City: Mošćenička Draga  
City area: Mošćenička Draga  
ZIP code: 51417

## Permits

Building permit: yes  
Location permit: yes  
Ownership certificate: yes

## Additional information

Energy efficiency: A+



## Parking

Number of parking spaces: 4

## Description

Description: VILLA WITH SWIMMING POOL, SALE, MOŠĆENIČKA DRAGA, 410 m<sup>2</sup>  
Spacious modern villa with pool, with a beautiful view of the sea, only 500 meters from the beautiful beaches of Mošćenička draga. The villa is designed so that every window on the south facade offers a view of Kvarner. Villas like this are a real rarity on the real estate market!!! The villa has six spacious bedrooms, six modern en-suite bathrooms with walk-in showers, a large central open-space area with a modern kitchen, a dining room with a large table, and a large living room with access to the pool. In the basement of the villa there is an office, two bedrooms with bathrooms, a wellness area with a jacuzzi and a sauna, and an auxiliary kitchen. The outdoor pool of 44 m<sup>2</sup> is heated, which extends the season of using the pool. Also, the pool has underwater lighting, hydromassage jets, a waterfall, and a robot for automatic pool cleaning. What is rare on the market, this pool has a pump for counter-current swimming!!! The landscaped grassy area together with the planted plants has fully automatic irrigation. The villa has installed underfloor heating through heat pumps throughout the house. Inverter air conditioners are installed in all rooms for cooling. All installed joinery has triple glazing, with additional sound insulation. The outer insulation is as much as 16 cm!!! The villa is decorated according to the 5-star categorization standard. and is sold fully furnished with modern furniture made to order. All furniture and all materials used during construction were produced in Austria. For maximum

security, a modern alarm system with video surveillance has been installed. The entrance door is anti-burglary and fire-resistant. The no-key door opening system enables entry into the house using a special card, without a key. The villa consists of: - GROUNDS: heated swimming pool with pump for counter-current swimming, hydromassage jets, waterfall and underwater lighting, covered entrance, landscaped grass area with automatic irrigation, paved parking for 4 vehicles. - BASEMENT: two bedrooms with private bathrooms, office, wellness area with jacuzzi and sauna, auxiliary kitchen, exit to the garden. - GROUND FLOOR: covered entrance, entrance hall, bedroom with bathroom, toilet, kitchen with dining room, living room with access to the pool terrace. - FIRST FLOOR: three bedrooms with private bathrooms, the master bedroom has a spacious terrace facing the sea. This property is owned by a legal person or company, and the price is 2,000,000 euros plus VAT of 25%, which makes the VAT amount to 500,000 euros. If you are buying real estate as a legal entity, there is a possibility of submitting a request for a VAT refund. If the real estate is purchased by a natural person, the total price including VAT is 2,500,000 euros. Parking: four parking spaces within the garden. Orientation: South. Heating/Cooling: underfloor heating throughout the house, inverter air conditioners in all rooms, heated pool. Ownership: 1/1. Price: 2,000,000 euros. ID CODE: 2808

### Additional contact info

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