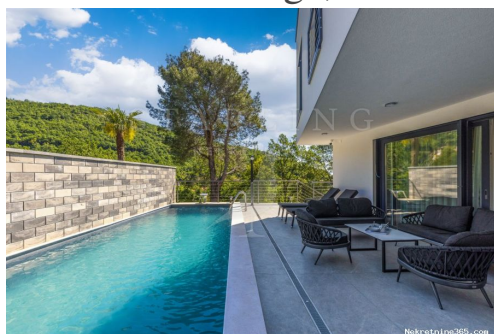


PRODAJA, VILA S BAZENOM, MOŠĆENIČKA DRAGA, 225 m2, Mošćenička Draga, House



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
Phone: 01 779 23 10
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, 225 m2
Property for:	Sale
House type:	semi-detached
Property area:	225 m ²
Lot Size:	380 m ²
Number of Floors:	1
Bedrooms:	5
Bathrooms:	3
Price:	980,000.00 €
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: 2

Description

Description: VILLA WITH SWIMMING POOL, SALE, MOŠĆENIČKA DRAGA, 225 m²
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 three spacious bedrooms, three 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 a wellness area with a jacuzzi and a sauna, as well as an auxiliary kitchen. The outdoor pool of 39 m² 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. The landscaped grass area, together with the planted herbs, 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 hydromassage jets, waterfall and underwater lighting, covered entrance, landscaped grass area with automatic irrigation, paved parking for 2 vehicles. - **BASEMENT**: wellness area with jacuzzi and sauna, auxiliary kitchen, exit to the garden. - **GROUND FLOOR**: covered entrance, entrance hall, toilet, kitchen with dining room, living room with access to the pool terrace. - **FIRST FLOOR**: three bedrooms with private bathrooms. This property is owned by a legal person or company, and the price is 980,000 euros plus VAT of 25%, which makes the VAT amount to 245,000 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 property is purchased by a natural person, the total price including VAT is 1,225,000 euros. Parking: two 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: 980,000 euros. ID CODE: 2806

Additional contact info

Reference Number: 587164
Agency ref id: 2806
Contact phone: +385 99 5958 933