

MOŠĆENICE - OKOLICA, vila sa bazenom na zemljištu od 8097 m2, Mošćenička Draga, House



Seller Info

Name: Smart Invest Immobilien
E-mail: info@smart-invest.hr
First Name: Smart
Last Name: Invest Immobilien
Company Name: Smart Invest Immobilien
Service Type: Selling and renting
Website: <http://www.smart-invest.hr/>
Country: Croatia
Region: Primorsko-goranska županija
City: Opatija
City area: Opatija
ZIP code: 51410
Address: Ive Kirigina 1
Mobile: 099/320-0008
About us: Founded and owned by luxury real estate broker Milan Mandić, Smart Invest Properties is a top-producing luxury real estate agency in Europe - Croatia – Riviera of Opatija offering clients white-glove treatment, innovative marketing strategies, integrity and overall professionalism.

Smart Invest Properties is led by Milan Mandić who offers his unwavering work ethic, extensive background in the real estate finance and development industries and proven track record of delivering excellent service to his clients. Milan is sought-after by powerful professionals and influential individuals from all over the world for his extensive, unparalleled expertise in the Croatia –

Riviera of Opatija and Istria real estate market.

Smart Invest Properties serves clients throughout Riviera of Opatija, town Rijeka, Istria and Island Krk prime residential areas including Opatija, Lovran, Volosko, Rijeka, Istria, Island Krk and is working on some other parts of Croatia like main town Zagreb and Dalmatia together with their partners agency.

In addition to serving the Riviera of Opatija real estate market, Smart Invest Properties strongly believes that giving back to the community is extremely important.

Smart Invest Properties – Real estate agency participate in many local and international Real estate Fairs (Rexpo show – Zagreb - Croatia, International Moscow Property Show - Russia, International Property Show – London – UK, LPS Shangai Luxury Property Show - China, Munchen Property Show - Germany, MIPIM World property market Show Cannes, etc.)

Reg No.: 110/2010

Listing details

Common

Title:	MOŠĆENICE - OKOLICA, vila sa bazenom na zemljištu od 8097 m2
Property for:	Sale
House type:	detached
Property area:	280 m ²
Lot Size:	8097 m ²
Bedrooms:	8

Bathrooms: 3
Price: 1,560,000.00 €
Updated: Jun 28, 2024

Condition

Built: 2024



Location

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

Additional information

Energy efficiency: In preparation

Description

DESCRIPTION MOŠĆENICE - KALAC - GRABROVA For sale is an attractive villa under construction, with a swimming pool, a panoramic view of the sea and a large garden! This beautiful villa is located in a close-type settlement in an exceptional location, on a secluded plateau at an altitude of 550 m in the forest of the Učka Nature Park. There are only three other luxury villas in the neighborhood, and the villa itself is located on a land plot of 8,097 m², which all creates a unique ambience and guarantees you the experience of a luxurious settlement and enjoyment of peace and quiet. In addition, only a 10-minute drive separates you from the sea and beautiful beaches in the small town of Mošćenička Draga, a 20-minute drive from Lovran and a 30-minute drive from Opatija. The spacious villa consists of a ground floor and a first floor. On the ground floor there is a living room with a kitchen and a dining room, one bedroom with a bathroom, two toilets, a wellness area of 34 m² and a boiler room. From the living room, an open staircase leads to the first floor, where there is an airy and well-lit gallery and two bedrooms with bathrooms. The gallery leads to a spacious terrace that leads to the swimming pool. The villa was built with top-quality materials, paying attention to every detail. **PRICE** The stated price refers to the villa in the current condition, there is a possibility of buying it on a turnkey basis with an agreed surcharge. The price includes 25% VAT, the buyer doesn't pay the real estate transfer tax. In case of buying on a legal entity registered in Croatia it is possible to refund full VAT after the purchase. **LOCATION AND ENVIRONMENT** The settlement with a total area of 60,000 m² is located on a secluded plateau at an altitude of 550 m in

the forest of the Učka Nature Park. The former agricultural settlement has grown into a closed settlement with only 4 villas. From the gate assembly, a 130-meter-long avenue leads over ground, slightly stepped surfaces with restored classic stone walls and old trees to individual villas. Since the villas are located on the edge of the plateau from which the Adriatic coast descends steeply, each villa has an impressive view of the open sea of Cres and all the way to Mali Lošinj. The village belongs to the municipality of Mošćenička Draga. The romantic harbor "Draga" with its old fishing boats is 12 minutes away by car. Since there is still fishing from this port, you can buy freshly caught fish in it in the morning. Along the promenade and in the harbor there are numerous restaurants and bars, and the two beaches of Mošćenička Draga are considered the most beautiful in the Kvarner Bay. The medieval town of Mošćenica, located 220 m above sea level above the Mošćenica Draga with a beautiful view of the entire Kvarner Bay, is only 3 km away from the village, there is a restaurant, cafe, shop and public transport. The medieval town of Lovran is a 20-minute drive away, and Opatija, a famous health resort from the Austro-Hungarian period, is a 30-minute drive away. Furthermore, the entire Istrian peninsula is accessible from this southern point of the Kvarner Gulf. The southern town of Brseč, founded as a fortress in 1300, is located at an altitude of 157 m. There is a tavern and a small shop in Brseč. In the bay directly below Brseč there is another small, idyllic beach. A golf course is also planned. A unique project worthy of attention! For more information and a viewing appointment, call: +385/99/320-0008 ID CODE: 14735

Additional contact info

Reference Number: 620856
Agency ref id: 14735