

## Mošćenička Draga – Vila s bazenom 500 metara od plaže, Mošćenička Draga, House



### Seller Info

Name: Kaiser Immobilien  
First Name: Kaiser  
Last Name: Immobilien  
Company Name: Kaiser Immobilien d.o.o.  
Service Type: Selling and renting  
Website: <https://kaiser-immobilien.hr/>  
Country: Croatia  
Region: Primorsko-goranska županija  
City: Opatija  
ZIP code: 51410  
Address: Maršala Tita 97  
Mobile: 00385992140008  
Phone: 0038551823491  
About us: The professional team of experts for exclusive real estate of the agency KAISER IMMOBILIEN becomes a partner for clients in a pleasant, undisturbed, discreet and intimate atmosphere. We strive to meet the highest standards and with great commitment we find the perfect property for you. With our expertise, dedication, our instinct and knowledge of the regional market, you can build your dream property in the locations of Kvarner, Istria, Dalmatia and the whole of Croatia. We advise you from the first appointment to the conclusion of the contract and beyond. Each client is approached individually with maximum trust.

The founders of the agency are Silviya Panuccio and Dean Luić.

Leave it to our team of experts

who know every challenge on  
the way to the best real estate.

Our focus is quality, safety and  
finding the perfect property for  
the money invested.

Reg No.: 133/2024

## Listing details

### Common

Title:	Mošćenička Draga – Vila s bazenom 500 metara od plaže
Property for:	Sale
House type:	detached
Property area:	330 m <sup>2</sup>
Lot Size:	1234 m <sup>2</sup>
Number of Floors:	2
Bedrooms:	8
Bathrooms:	8
Price:	1,950,000.00 €
Updated:	Oct 03, 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+
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## Heating

Central heating: yes

## Parking

Number of parking spaces: 3

## Description

Description: Kaiser Immobilien presents a new detached villa with a swimming pool, located in the immediate vicinity of the center of Mošćenička Draga and only 500 meters from the beach. The villa offers a total living area of 330 m<sup>2</sup> on three floors. In the basement there is a wellness area with a sauna, a massage pool, a shower, a toilet and a corner for relaxation, a laundry room and two bedrooms, each with its own bathroom. Internal stairs lead to the ground floor, where there is a large living room, a dining area and an open kitchen, one bedroom with a bathroom and a guest toilet. The living room opens onto a large terrace with a 44 m<sup>2</sup> swimming pool and sun deck. The main entrance to the villa is located on the ground floor level. Upstairs there are four bedrooms, each with its own bathroom and toilet, and a loggia of 9 m<sup>2</sup>. The villa is sold fully furnished and equipped. Heating and cooling is provided by a heat pump. Three parking spaces are also available. The seller of the villa is in the VAT system, and when purchasing, 25% VAT is charged on the published price. The total price of the villa with VAT is therefore €2,437,500. ID CODE: 101-040

## Additional contact info

Reference Number: 649022  
Agency ref id: 101-040