

Everybody buying a second home always pays attention to the questions: "How much it will cost to me to have my personal private dacha in Croatia?". "Will I be able to finance a property in Croatia?". "Is that financially reasonable to buy when I can rent?".

Municipality tax

At the moment there is municipality level annual taxation of property at the level of 1-2 euro per m² of space of the property. The government of Croatia is planning to rise annual property tax basing on cadastral value of the property. But in order to fulfil those plans it is required to update cadastre data and evaluate all the properties which is costly and long procedure. Therefore it is unlikely that the abovementioned rise in tax will take place before 2015.

Management company expenses

The fees of management companies apply only to apartment complexes, especially new ones. It is normal for a developer to create his own management company, alternatively the owners of apartments choose an independent management company to monitor engineering condition of the building, clean the staircases, cut grass on a common land, etc. Including insurance the fees of such management companies are about 200-300 euro per year in average building of 6-10 apartments, it can be 400-800 eur in case there is a swimming pool at the territory of the complex. Should it concern large residential complexes like Skyper, Kempinsky, the fee can be as high as 1-3 euro per m² of property per month as the territory of those complexes is large enough and requires maintenance.

Utility expenses

This question largely depends on whether you permanently live in Croatia or just periodically. When you are not living in your property, you pay a small fixed fee for the fact of connection to electricity or telephone lines. Those fixed payments are monthly - 165 kn for telephone 59 kn for Internet connection 22 kn for electricity 113 kn for water connection. If you start to use your property it may come to average figures for 100-120 m² property like - 500 kn for telephone with international calls 200-450 kn for Internet with unlimited traffic 450 kn for water supply 450 kn for electricity 80 kn - television (per TV device) It will depend on your water-meter and electricity-meter data. Please, get familiarized with tariff models on electricity supply - www.hep.hr/hep/en/customers/default.aspx. See sample of tariffs for water supply in Istria - www.vodovod-pula.hr/Hcjenik.html. See info on telephone and internet services at - www.hrvatskitelekom.hr

Everybody is also concerned with the cost of living in Croatia. Croatia has an extensive network of chain supermarkets like Konzum, Puljanka, Plodine, Kaufman, Billa same as in any developed normal European country. A pleasant addition to those supermarkets are local fresh fish and meat markets. It is needless to quote prices, you can simply download full Konzum catalogue - www.konzum.hr/Akcije/Katalozi

Here are some prices in EUR from restaurants menu:

- Grilled pork - 18
- Green salat - 10
- Pizza margarita - 11
- Other types of pizza - 15
- Grilled fish (dorada, seabass) - 50 per kilo
- Spagetti - 15
- Risotto - 12
- Mussels of various kinds - from 18 per portion
- Glass of wine - 5

Croatia has become a member to EU and is no in EURO zone. We made a special research to compare cost of life in Pula (Croatia) to compare it with life in some European cities. Life in Pula is

- 65% cheaper than in London,
- 64% cheaper than in Zurich,
- 60% cheaper than in New York,
- 57% cheaper than in Paris and Copenhagen,
- 54% cheaper than in Stockholm,
- 48% cheaper than in Nice,
- 46% cheaper than in Munich,
- 45% cheaper than in Rome,
- 43% cheaper than in Venice and Milan,
- 41% cheaper than in Vienna,
- 38% cheaper than in Berlin and Madrid,
- 35% cheaper than in close Trieste or far Barcelona.

Source: Expatistan. This is something to think about.
A perfect place for downshifting.
