

Villa

Škurinje, Rijeka, Kvarner



Ref	RE-U-32320
Type	Villa
Region	Kvarner > Rijeka
Location	Škurinje, Rijeka
Front line	No
Sea view	Yes
Floorspace	240 sqm
Plot size	1095 sqm
No. of bedrooms	4
No. of bathrooms	3
Price	€ 580 000

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We are facilitating the sale of a rare detached house within the city limits, offering a stunning view of the sea and Kvarner.

Total area of the villa is 240 sq.m. Land plot is 1095 sq.m.

This property features a spacious garden, a gazebo for gatherings, a swimming pool, a garage, and two apartments—one of which is move-in ready.

The house is relatively new, with a well-maintained facade and roof, as shown in the photos. It has great potential, and the owners are open to negotiating the price.

The ground floor includes a smaller apartment in a semi-finished state (Roh-bau), with a garage. This apartment currently has one bedroom, a bathroom, a separate kitchen and dining area, and a spacious living room with access to a covered terrace. The layout can be adjusted to easily create a two-bedroom apartment. An external staircase leads to the first floor, which houses a fully furnished, two-story apartment that is ready to move into.

The lower level includes a kitchen, living room, bedroom, bathroom, hallway, and an additional room. This level also features a large south-facing balcony and access to the northern terrace, where you'll find the swimming pool, gazebo, and a socializing area.

An internal staircase leads to the upper floor, which contains a bedroom, a gallery, and a bathroom. The entire house is centrally heated with heating oil.

All paperwork is in order.

Overall additional expenses borne by the Buyer of real estate in Croatia are around 7% of property cost in total, which includes: property transfer tax (3% of property value), agency/brokerage commission (3%+VAT on commission), advocate fee (cca 1%), notary fee, court registration fee and official certified translation expenses. Agency/brokerage agreement is signed prior to visiting properties.

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Price per m²:
2417 €

Average price/m² of this type
in this region:
4295 €

Median price/m² of this type
in this region:
3510 €

Average price/m² of this type
in Croatia:
4366 €

Median price/m² of this type
in Croatia:
3866 €

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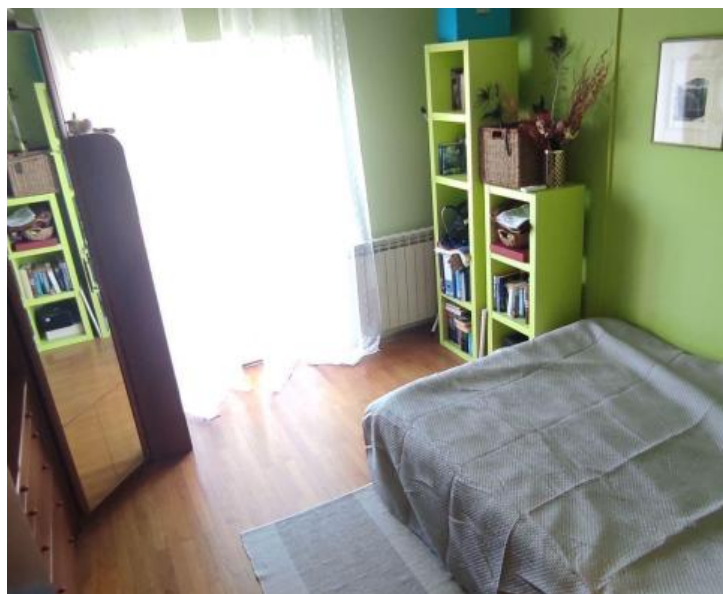
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