

Mini-hotel

Klenovica, Kvarner



Ref	RE-U-35546
Type	Mini-hotel
Region	Kvarner › Novi Vinodolski
Location	Klenovica
Front line	No
Sea view	Yes
Distance to sea	400 m
Floorspace	210 sqm
Plot size	305 sqm
No. of bedrooms	3

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No. of bathrooms

2

Price

€ 480 000

Charming Coastal House with Two Apartments in Klenovica!

This lovely house is situated just 400 meters from the sea in a quaint coastal village, offering a serene living environment. The property features two separate apartments and additional functional spaces, with potential for further expansion.

Property Layout:

- **Ground Floor:**

Includes a cozy one-bedroom apartment with a bathroom and living room. Adjacent to the apartment are a storage room, a laundry room, and a utility room equipped with a solar water heating system.

- **First Floor:**

Features a spacious two-bedroom apartment with a bathroom, kitchen, dining room, and living room. A large terrace provides stunning sea views, ideal for relaxing or entertaining.

- **Attic:**

Offers the possibility of conversion into another residential unit, adding flexibility for future use.

Outdoor Features:

The yard is beautifully landscaped and paved, with a terrace positioned above the garage, which spans 45 sq.m. A charming brick barbecue in the garden enhances the outdoor living experience.

About Crikvenica Riviera:

Crikvenica is a picturesque coastal destination often referred to as a "riviera" comprising four interconnected towns: Selce, Crikvenica, Dramalj, and Jadranovo. Nestled along the Adriatic Sea in the Kvarner Gulf, the area is part of the Primorje-Gorski Kotar County, with its administrative center located just 30 kilometers away in Rijeka.

This region is characterized by its centuries-old tourism tradition, thanks to its prime geographical location and excellent road connections. It is easily accessible to visitors from Central Europe, making it a highly desirable destination for vacations and permanent residence alike.

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

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expenses. Agency/brokerage agreement is signed prior to visiting properties.

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Price per m²:
2286 €

Average price/m² of this type
in this region:
1978 €

Median price/m² of this type
in this region:
1667 €

Average price/m² of this type
in Croatia:
2709 €

Median price/m² of this type
in Croatia:
2332 €

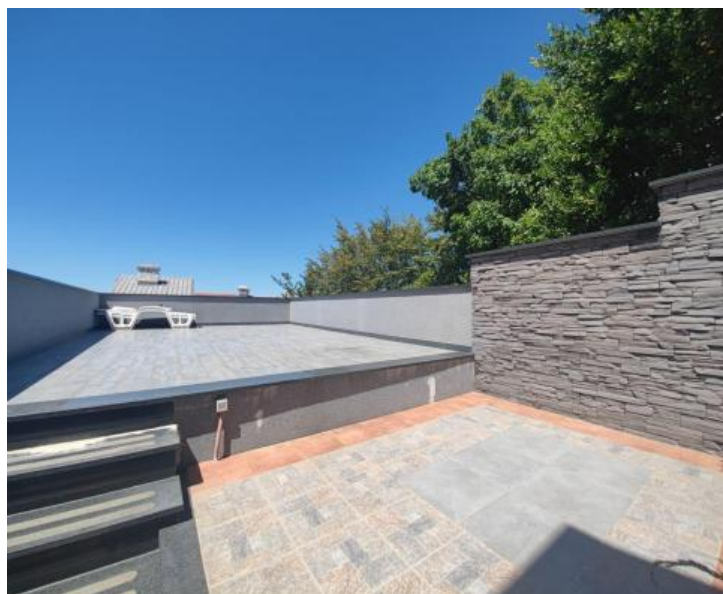
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