

# House

Mošćenička Draga, Kvarner



<b>Ref</b>	RE-U-38099
<b>Type</b>	House
<b>Region</b>	Kvarner > Opatija
<b>Location</b>	Mošćenička Draga
<b>Front line</b>	No
<b>Sea view</b>	Yes
<b>Distance to sea</b>	500 m
<b>Floorspace</b>	184 sqm
<b>Plot size</b>	70 sqm

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<b>No. of bedrooms</b>	6
<b>No. of bathrooms</b>	3
<b>Price</b>	€ 420 000

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## MOŠĆENIČKA DRAGA - Prime Investment Property with 3 Apartments, 500m from the Beach

Discover this **excellent investment opportunity** on the **Opatija Riviera** - a **first-floor unit** in a private house, divided into **three separate apartments**, just **500 meters from the beach**. Located in a **peaceful residential area**, this property offers **stunning sea views** and **great potential for renovation**.

### Property Features

- **First-floor unit in a private house** with independent entrance
- **Three fully legalized apartments**, ideal for rental income
- **Spacious covered terraces with breathtaking sea and greenery views**
- **70m<sup>2</sup> garden + 3 private parking spaces**
- **Pre-installed central heating & air conditioning**

### Renovation Potential

- **Solid structure, fully legalized**, ready for **interior renovation**
- **Opportunity to modernize and enhance property value**
- **Defined land ownership agreement among residents**

### Prime Location

- ✓ **Only 4 minutes walk to the beach**
- ✓ **15-minute drive to Opatija center**
- ✓ **Perfect for year-round living or tourist rental investment**

For more details or to schedule a visit, contact us with confidence. **Consultations available in German.**

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.

### Property advantages:

Garden  
Urbanized

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Price per m<sup>2</sup>:  
2.283 €

Average price/m<sup>2</sup> of this type  
in this region:  
2.806 €

Median price/m<sup>2</sup> of this type  
in this region:  
2.540 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
3.017 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
2.624 €

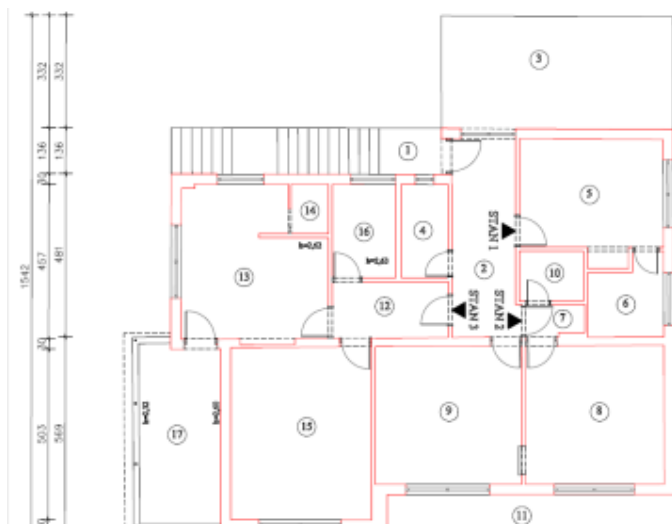
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