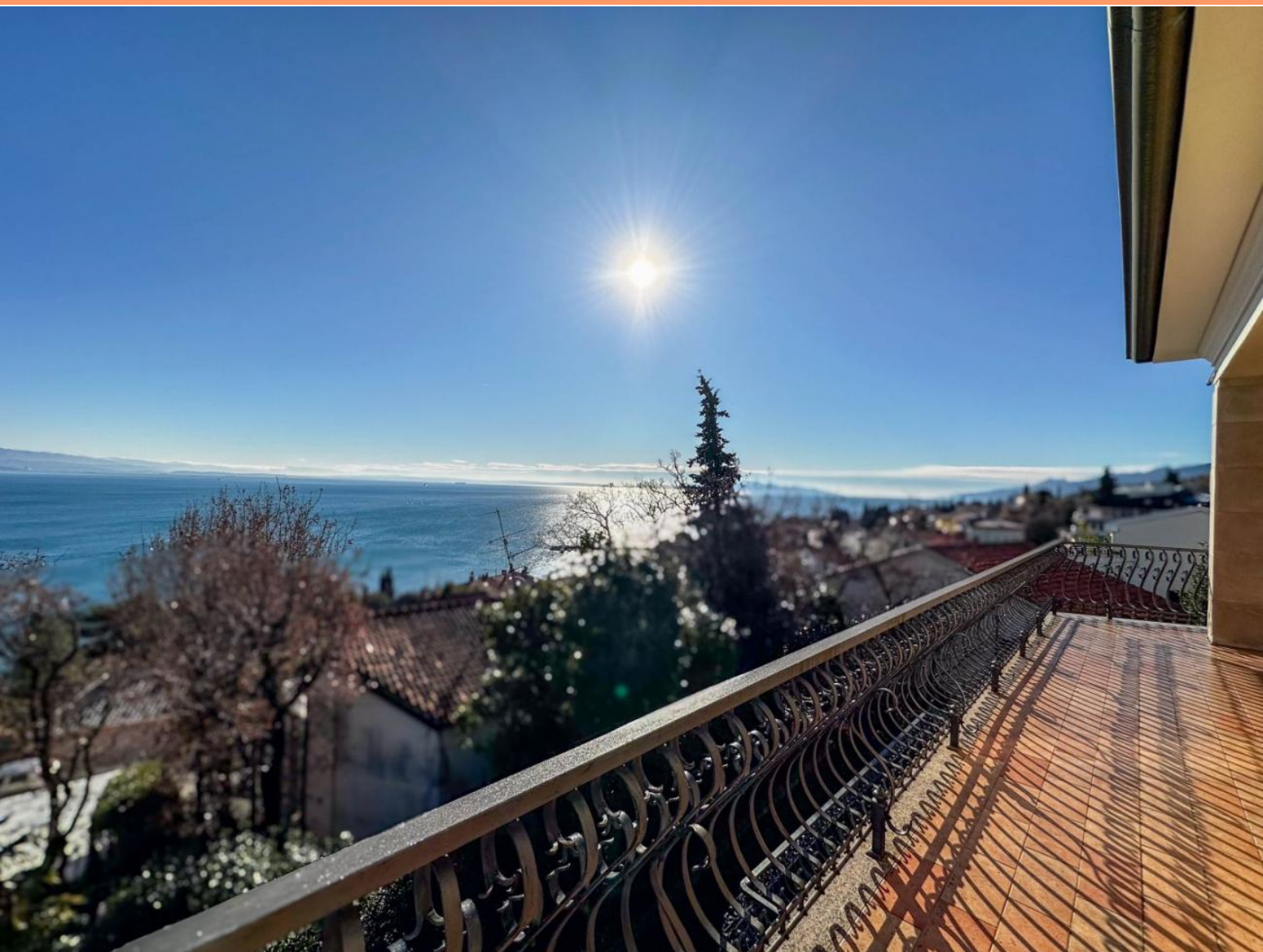


# House

## Volosko, Kvarner



|                        |                   |
|------------------------|-------------------|
| <b>Ref</b>             | RE-U-36221        |
| <b>Type</b>            | House             |
| <b>Region</b>          | Kvarner › Opatija |
| <b>Location</b>        | Volosko           |
| <b>Front line</b>      | No                |
| <b>Sea view</b>        | Yes               |
| <b>Floorspace</b>      | 364 sqm           |
| <b>Plot size</b>       | 850 sqm           |
| <b>No. of bedrooms</b> | 5                 |

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[info@adrionika.com](mailto:info@adrionika.com)  
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# House

## Volosko, Kvarner



**No. of bathrooms**

3

**Price**

€ 1 800 000

# House

## Volosko, Kvarner



Fantastic Property in a Quiet Location with Stunning Sea Views in Volosko, Opatija!

This 364 m<sup>2</sup> house sits on a beautifully landscaped plot of 1,200 m<sup>2</sup>, offering breathtaking sea views and a garage. The property is ideally positioned near the town center and the sea.

The house is divided into two living units:

- The ground floor features a 70 m<sup>2</sup> apartment with a large terrace and a boiler room.
- The first and second floors comprise a two-level apartment:
  - 1st floor: living room, kitchen, dining room, bathroom, office, and wardrobe – 110 m<sup>2</sup>
  - 2nd floor: four bedrooms, bathroom, WC, wardrobe, and large terraces with sea views – 110 m<sup>2</sup>

The property also includes a two-car garage, a garden shed with a summer kitchen, a wine cellar, and an outdoor barbecue area.

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.

# House

## Volosko, Kvarner



Price per m<sup>2</sup>:  
4945 €

Average price/m<sup>2</sup> of this type  
in this region:  
2661 €

Median price/m<sup>2</sup> of this type  
in this region:  
2283 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
2898 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
2582 €



# House

## Volosko, Kvarner





# House

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# House

## Volosko, Kvarner



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