

# House

## Crikvenica, Kvarner



<b>Ref</b>	RE-U-38341
<b>Type</b>	House
<b>Region</b>	Kvarner > Crikvenica
<b>Location</b>	Crikvenica
<b>Front line</b>	No
<b>Sea view</b>	Yes
<b>Distance to sea</b>	500 m
<b>Floorspace</b>	400 sqm
<b>Plot size</b>	536 sqm
<b>No. of bedrooms</b>	5
<b>No. of bathrooms</b>	4
<b>Price</b>	€ 450 000

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Spacious house with a beautiful sea view in Crikvenica, 500 m from the beach!

A spacious house with a living area of 400 m<sup>2</sup> is for sale, located in an attractive location, only 500 meters from the sea and the most beautiful beaches of Crikvenica.

This property offers exceptional potential - it is perfect for family life, but also as an investment with the possibility of conversion into a residential building with five private apartments, including two apartments per floor and a luxurious penthouse on the top.

The house consists of three floors.

The ground floor of 112 m<sup>2</sup> includes an entrance hall, kitchen with dining room, spacious living room with separate work area, wine cellar, bathroom and a spacious garage that provides secure parking and additional storage space.

An internal staircase leads to the first floor, where there are three spacious bedrooms with a beautiful sea view, one of which has access to a balcony. In addition, on this floor there is another room converted into a dressing room, as well as three bathrooms - each room has its own.

The attic of the house is designed as an open space that includes a living room with dining area and kitchen, and there are two bedrooms with attached bathrooms. A balcony runs the entire length of the second floor, which can be accessed from the bedroom and living room, offering spectacular panoramic views of the sea and islands.

The house also comes with a beautifully landscaped yard of 536 m<sup>2</sup>, which provides additional space to relax and enjoy the Mediterranean surroundings.

This property offers exceptional opportunities for investors - due to its size and layout, it can easily be converted into a residential building with five apartments, which is an ideal opportunity for tourist or long-term rental.

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:**

Garage  
Storage  
Attached  
Urbanized

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Price per m<sup>2</sup>:  
1.125 €

Average price/m<sup>2</sup> of this type  
in this region:  
2.643 €

Median price/m<sup>2</sup> of this type  
in this region:  
2.610 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
3.035 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
2.625 €

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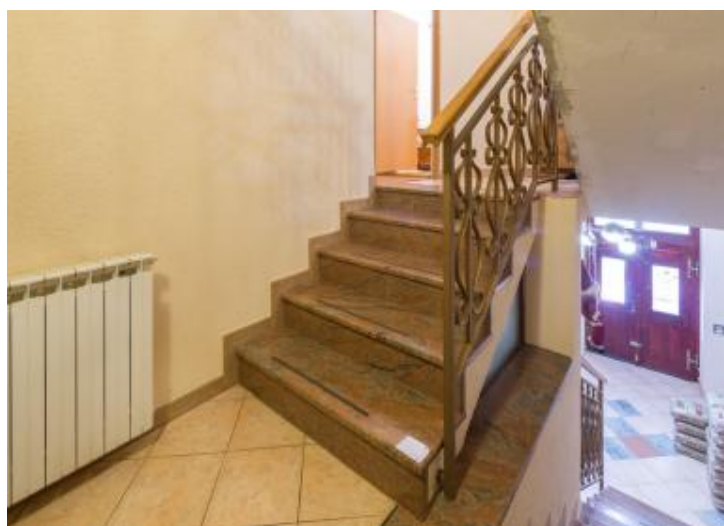
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