

# House

## Šmrika, Kvarner



<b>Ref</b>	RE-U-39055
<b>Type</b>	House
<b>Region</b>	Kvarner › Rijeka
<b>Location</b>	Šmrika
<b>Front line</b>	No
<b>Distance to sea</b>	1410 m
<b>Floorspace</b>	95 sqm
<b>Plot size</b>	1200 sqm
<b>No. of bedrooms</b>	3

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**No. of bathrooms**

1

**Price**

€ 209 000

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Detached house with 1,200 m<sup>2</sup> of garden in Kraljevica, Rijeka, less than 1500 meters from the sea!  
Perfect location and great investment!

Total area of this property for renovation is 95 sq.m. Land plot is 1200 sq.m.

Certainly a property for family life, but also suitable as an investment in the form of tourism.

A good opportunity for investors who are engaged in the construction of residential buildings / apartments / apartments, but also for those who would like to build a house for rent - a vacation with a swimming pool or a family house / villa in a quiet and peaceful environment.

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 m<sup>2</sup>:  
2200 €

Average price/m<sup>2</sup> of this type  
in this region:  
2112 €

Median price/m<sup>2</sup> of this type  
in this region:  
2000 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
2870 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
2543 €



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