

# House

## Krk, Kvarner



<b>Ref</b>	RE-U-32730
<b>Type</b>	House
<b>Region</b>	Kvarner > Island Krk
<b>Location</b>	Krk
<b>Front line</b>	No
<b>Sea view</b>	Yes
<b>Distance to sea</b>	150 m
<b>Floorspace</b>	70 sqm
<b>No. of bedrooms</b>	3
<b>No. of bathrooms</b>	2
<b>Price</b>	€ 270 000

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Stone house with sea view in the town of Krk, just steps from the sea!

This stone terraced house is situated on a quiet street in the historic center of famous Krk town, only 250 meters from the nearest beach. The total living area of approximately 70 m<sup>2</sup> is spread over a basement, ground floor, first floor, and a high attic, all connected by internal stairs.

The ground floor of the house includes a kitchen with a dining area, living room, bathroom, and a storage room leading down to the basement. Upstairs are two bedrooms, a small bathroom, and a separate toilet. The attic is an open space arranged as a living room with a small kitchenette and access to a terrace featuring a barbecue area for outdoor gatherings. From this terrace, external stairs lead to another roof terrace offering an open sea view.

Renovated in 2018, the house features a new roof, new facade, new PVC windows with shutters, and ceramic flooring throughout. The house is sold furnished and equipped with a satellite antenna with receivers in all rooms, a smart home system that controls electric heaters and the hot water boiler via smartphone, and an air conditioner in the attic.

A rare feature in the historic center is a fenced parking space rented for €200 per year, located about 200 meters from the house. For deliveries of larger or heavier items, car access is possible up to 20 meters from the house.

The property requires no additional investment and, due to its location and amenities, is suitable for year-round living or tourist 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.

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Price per m<sup>2</sup>:  
3857 €

Average price/m<sup>2</sup> of this type  
in this region:  
3087 €

Median price/m<sup>2</sup> of this type  
in this region:  
2978 €

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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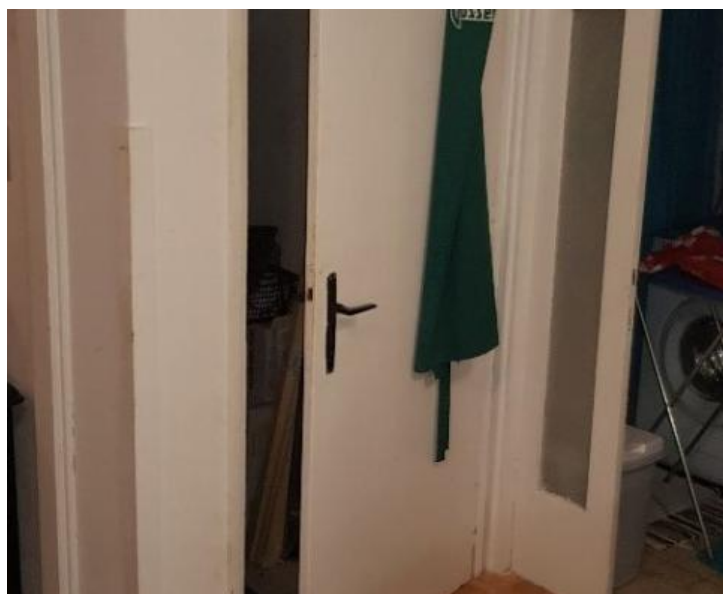
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