

# House

Kraljevica, Kvarner



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## Kraljevica, Kvarner



<b>Ref</b>	RE-U-41621
<b>Type</b>	House
<b>Region</b>	Kvarner > Rijeka
<b>Location</b>	Kraljevica
<b>Front line</b>	No
<b>Sea view</b>	Yes
<b>Distance to sea</b>	100 m
<b>Floorspace</b>	100 sqm
<b>Plot size</b>	229 sqm
<b>No. of bedrooms</b>	3
<b>No. of bathrooms</b>	2
<b>Price</b>	€ 265 000

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House for sale in Kraljevica, 100 m<sup>2</sup> with sea views, just steps from the shore

We are offering a charming house in Kraljevica, situated in the second row from the sea, with a stunning view over the Kvarner Bay. The property covers 100 m<sup>2</sup> and includes two separate apartments. The lower-level unit, about 30 m<sup>2</sup>, is currently being renovated—allowing you to personalize it according to your own taste. The main apartment is spread across two floors and features a spacious living room with a fireplace and two cozy bedrooms. This layout is ideal for family living or holiday rentals.

Recent upgrades include new window frames, shutters, and insect screens, and the terrace showcases an enchanting sea view. The house is built on a 229 m<sup>2</sup> plot, fully functional, and has 100 percent sole ownership (1/1). It complies with official building plans and regulations.

This property is a rare coastal opportunity for those seeking serenity and proximity to the sea—perfect for personal use or a profitable tourist rental investment.

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>:  
2.650 €

Average price/m<sup>2</sup> of this type  
in this region:  
2.240 €

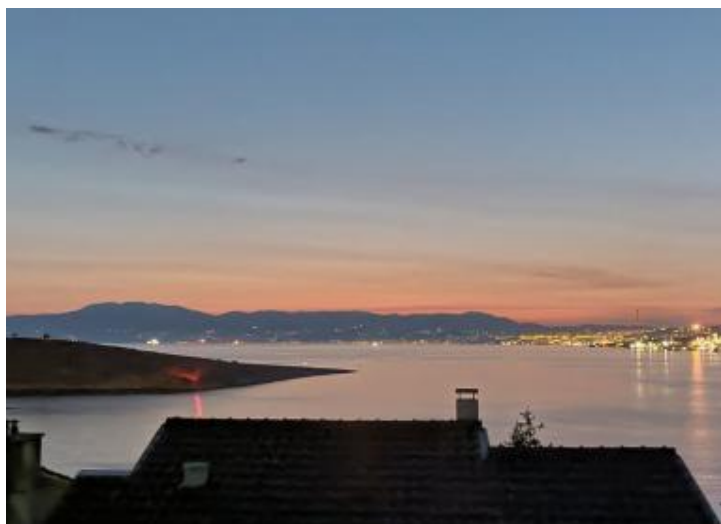
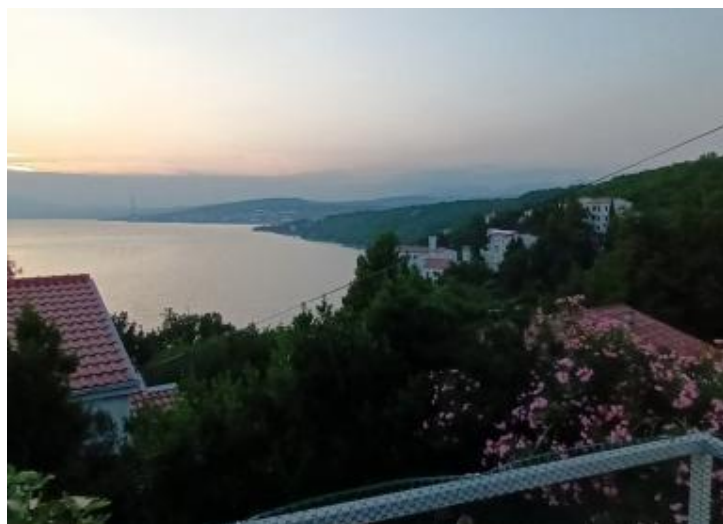
Median price/m<sup>2</sup> of this type  
in this region:  
2.160 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
3.034 €

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

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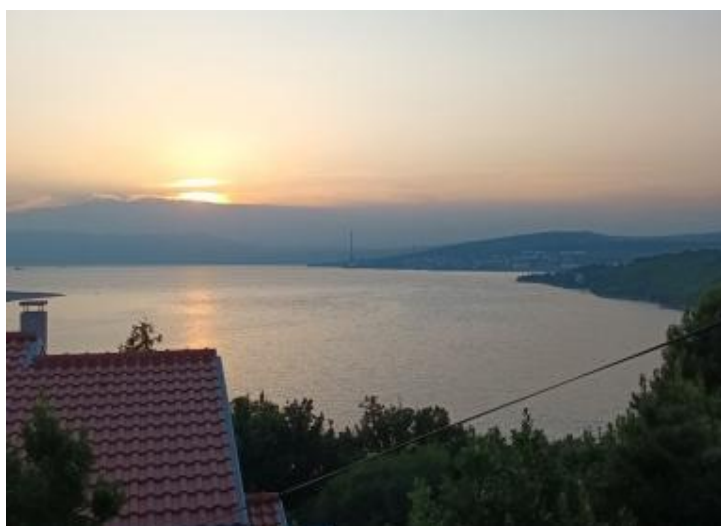
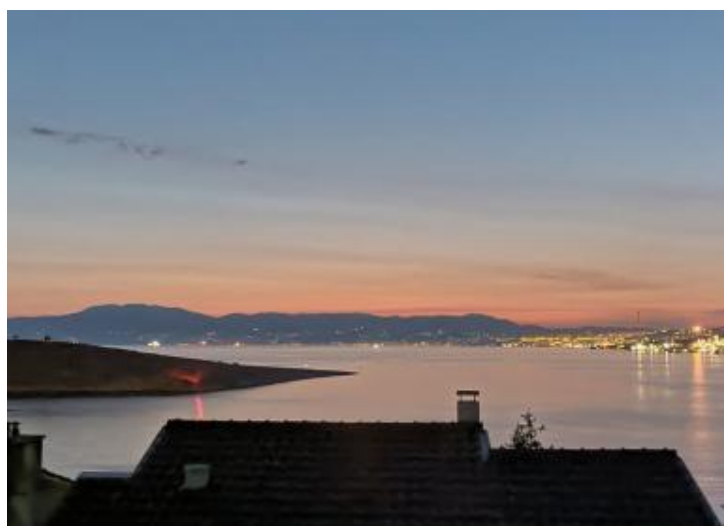
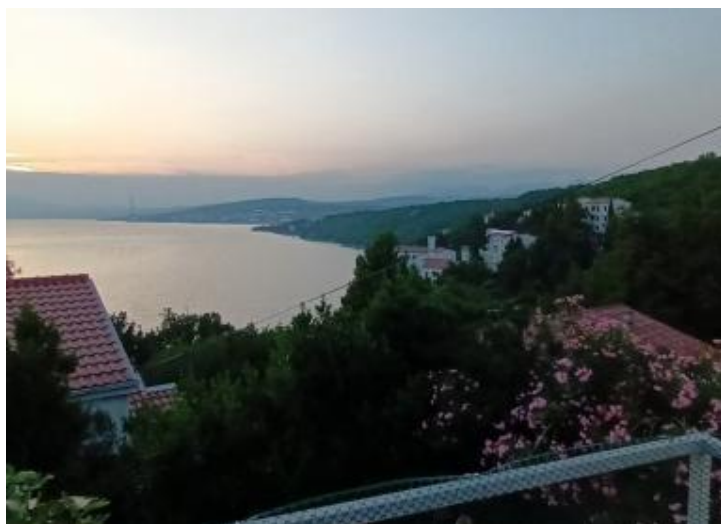
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