

Mini-hotel

Crikvenica, Kvarner



Ref	RE-U-36127
Type	Mini-hotel
Region	Kvarner > Crikvenica
Location	Crikvenica
Front line	No
Sea view	Yes
Distance to sea	300 m
Floorspace	326 sqm

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Plot size	100 sqm
No. of bedrooms	9
No. of bathrooms	9
Price	€ 450 000

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CRIKVENICA – Apartment house of 326 m² near the town center and beach, just 300 meters from the sea, now available for sale. This well-maintained and quality property, situated on a 430 m² plot, offers a unique opportunity for investment in one of the most popular destinations on the Adriatic coast. Located in a peaceful street, yet only a short walk from the center and the beach, the house is ideal for both tourism and private use.

The building is a semi-detached, two-level house with an additional outbuilding, and includes a total of nine apartments, three of which are situated in the outbuilding that was converted into residential units in 2006. The main house features a ground floor and first floor. On the ground floor, there is a one-bedroom apartment with a spacious terrace and a garage that has been transformed into a studio. The first floor includes three studio apartments and one two-bedroom apartment. Each studio has a private terrace or balcony with sea views.

There is significant potential for expansion, with the possibility of adding another floor and attic, as well as constructing a rooftop terrace with panoramic views of the sea and the island of Krk. Built from durable coastal stone, the property ensures long-term quality and low maintenance. Each apartment is equipped with air conditioning, and the house features central heating powered by fuel oil, making it suitable for year-round use.

The location in a quiet one-way street provides a tranquil environment for guests and residents, while its proximity to the sea and city center adds exceptional value. This property presents great potential for further development and modernization, making it a perfect opportunity for investors or anyone looking to own real estate in a high-demand coastal destination.

Whether you are seeking a vacation home, long-term rental investment, or a base for tourist accommodation, this property offers everything in one of the most desirable locations in Crikvenica.

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:

- Roof terrace
- Garage
- Attached
- Urbanized

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Price per m²:
1.380 €

Average price/m² of this type
in this region:
2.323 €

Median price/m² of this type
in this region:
2.149 €

Average price/m² of this type
in Croatia:
2.709 €

Median price/m² of this type
in Croatia:
2.332 €

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