

House

Kastav, Kvarner



Ref	RE-U-26657
Type	House
Region	Kvarner > Opatija
Location	Kastav
Front line	No
Sea view	No
Distance to sea	1500 m
Floorspace	200 sqm
Plot size	1800 sqm
No. of bedrooms	4
No. of bathrooms	3
Price	€ 525 000

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A family house for sale in Opatija-Kastav, Trinajstići, set on a spacious 1,800 m² plot and located approximately 1,500 meters from the sea.

The property is situated in a peaceful cul-de-sac, offering privacy and a quiet living environment, while being only a ten-minute drive from the Adriatic coast, Opatija, and all key amenities.

The house of 200 sq.m. is well arranged and offers multiple living possibilities. On the ground floor there is a 37 m² apartment, a garage, and a boiler room, making this level suitable for guests, rental use, or additional living space.

The first and second floors comprise a two-level apartment with a total area of 150 m². This spacious living unit includes three bedrooms, a living room, a kitchen with dining area, two bathrooms, an additional toilet, a terrace, and two balconies, providing comfortable accommodation for a family.

The large yard offers excellent outdoor living space and includes a social area with a covered garden fireplace, an additional garage, and a traditional tavern, ideal for gatherings and leisure throughout the year.

Located near Rijeka, one of Croatia's key economic and cultural centers, and the renowned Opatija Riviera, this property combines a peaceful residential setting with close proximity to the sea and major urban and tourist destinations. It represents an excellent opportunity for family living, a holiday home, or an investment property with long-term potential.

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
- Garden
- Urbanized

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Price per m²:
2.625 €

Average price/m² of this type
in this region:
2.751 €

Median price/m² of this type
in this region:
2.480 €

Average price/m² of this type
in Croatia:
3.035 €

Median price/m² of this type
in Croatia:
2.625 €

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