

# House

## Kraljevica, Kvarner



<b>Ref</b>	RE-U-45133
<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>	800 m
<b>Floorspace</b>	230 sqm
<b>Plot size</b>	440 sqm
<b>No. of bedrooms</b>	4
<b>No. of bathrooms</b>	2
<b>Price</b>	€ 469 000

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KRALJEVICA – Detached New-Build House with Garage and Sea View, Excellent Opportunity!

Urgent sale. Only 800 meters from the sea.

For sale is a detached house with a total living area of 230 sq m, featuring a garage and a landscaped yard, all set in an excellent location with an open sea view. The property is a new build and is being sold in ROH BAU condition, exactly as shown in the photos, allowing the future owner to finish and customize the interior according to personal preferences. The total plot size is 440 sq m.

The house is connected to electricity and water and has a septic system installed. The property offers parking space for multiple vehicles and is located close to all essential amenities, making everyday living convenient and practical.

This real estate is situated approximately 800 meters from the sea in a straight line and boasts a truly spectacular panoramic sea view, adding significant value and appeal. Ownership is clear and free of encumbrances.

Thanks to its prime location, sea view, new construction and strong development potential, this property represents an excellent opportunity on the market. It is ideal for comfortable family living, while also being perfectly suited as an investment property for tourism and holiday rental purposes in the Kvarner region.

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  
Detached

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Price per m<sup>2</sup>:  
2.039 €

Average price/m<sup>2</sup> of this type  
in this region:  
2.251 €

Median price/m<sup>2</sup> of this type  
in this region:  
2.167 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
3.035 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
2.625 €

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