

House

Krnica, Istria



Ref	RE-U-45013
Type	House
Region	Istria > Pula
Location	Krnica
Front line	No
Sea view	No
Distance to sea	2500 m
Floorspace	61 sqm
Plot size	585 sqm

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No. of bedrooms	2
No. of bathrooms	1
Price	€ 215 000

Beachside Bliss Awaits! Your Dream Coastal Home Near the Sea!

Discover an incredible opportunity to own a charming house just moments from the beach! This exceptional property, boasting a total area of 100 m², is nestled on a spacious 650 m² plot, offering ample outdoor space for relaxation and entertaining.

Key Features:

- Ground Floor (60 m²):
 - Fully renovated in 2025 with modern finishes and stylish design.
 - Inviting kitchen seamlessly integrated with a comfortable living room – perfect for family gatherings and coastal living.
 - Well-appointed bathroom.
 - Two serene bedrooms for ultimate comfort.
 - Enjoy the fresh sea breeze from your private terrace.
- First Floor (40 m²):
 - Unleash Your Creativity: This unfurnished space presents a unique opportunity for personalization. Design your dream master suite, a home office with a view, or additional bedrooms to suit your lifestyle.
- Renovated Exterior: The house facade was beautifully updated in 2025, offering excellent curb appeal.
- Convenient Storage: A 10 m² storage room discreetly located under the stairs provides practical solutions for your beach gear and belongings.
- Utilities:
 - Reliable permanent water connection.
 - Electricity connection application submitted, with power readily available just 20 meters from the property.
- Legal Status: The ground floor is fully legalized, ensuring a smooth and secure transaction.

Invest in Your Coastal Lifestyle! This property offers the perfect blend of modern comfort and the potential for custom finishes, all within easy reach of the beach. Embrace the tranquility of seaside living and create lasting memories in your new home.

Overall additional expenses borne by the Buyer of real estate in Croatia are around 7% of property cost in total,

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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:

Storage

Modern

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Price per m²:
3.525 €

Average price/m² of this type
in this region:
2.859 €

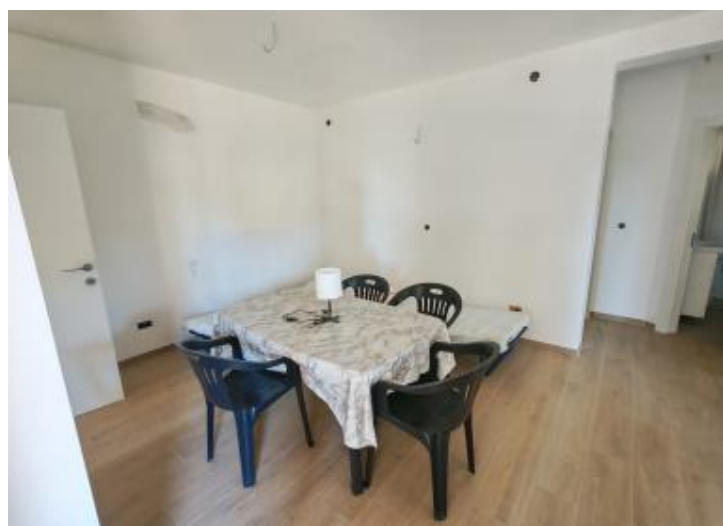
Median price/m² of this type
in this region:
2.654 €

Average price/m² of this type
in Croatia:
3.017 €

Median price/m² of this type
in Croatia:
2.624 €

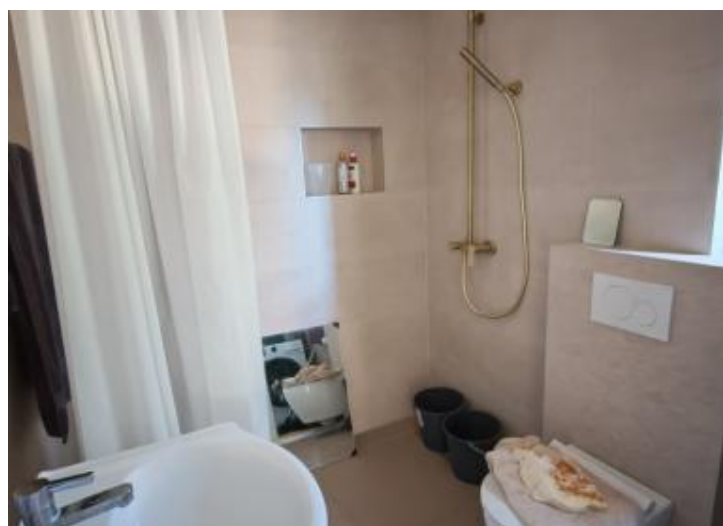
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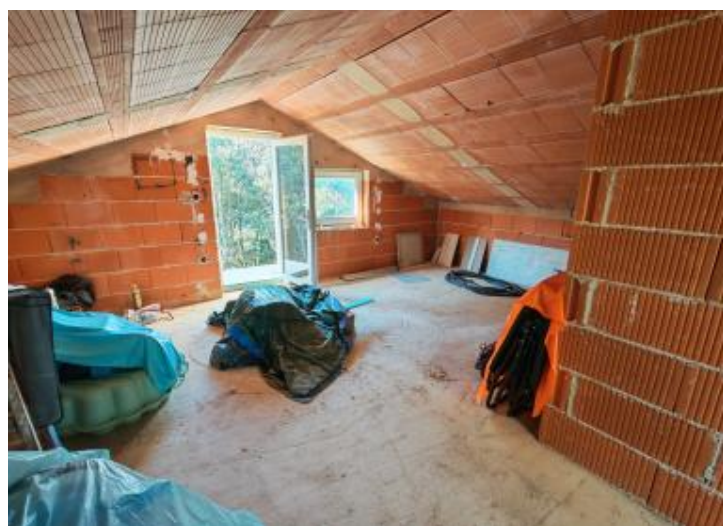
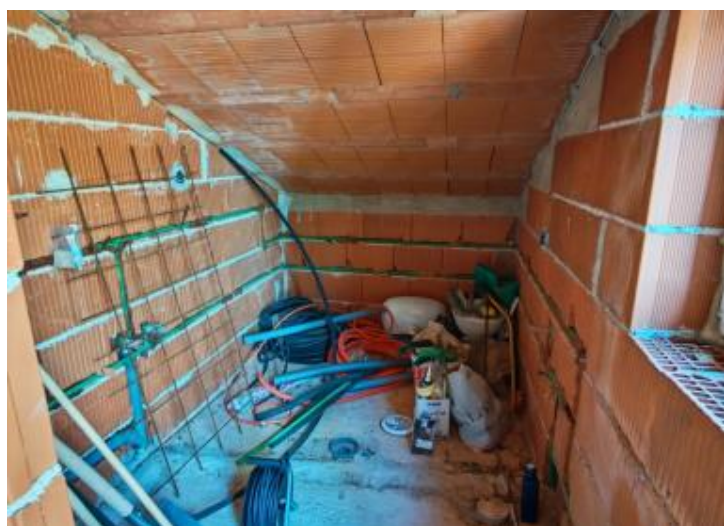
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