

# House

## Porozina, Cres, Other islands



<b>Ref</b>	RE-U-10633-18118
<b>Type</b>	House
<b>Region</b>	Other islands
<b>Location</b>	Porozina, Cres
<b>Front line</b>	No
<b>Sea view</b>	Yes
<b>Distance to sea</b>	250 m
<b>Floorspace</b>	150 sqm
<b>Plot size</b>	550 sqm
<b>No. of bedrooms</b>	4
<b>No. of bathrooms</b>	2

# House

## Porozina, Cres, Other islands



**Price**

€ 390 000

# House

## Porozina, Cres, Other islands



Beautiful house with 2 apartments of 150m<sup>2</sup> on a hill above the ferry port Porozina on the island of Cres, just 250 meters from a wonderful sandy beach.

The house is located within a quiet environment of private houses and cottages.

The first apartment is located in the basement and consists of a living room with access to a large open terrace, kitchen with dining area, two bedrooms, bathroom, hallway and storage.

On the ground floor there is a second duplex-apartment, and consists of a living room with access to a large covered terrace of 25 m<sup>2</sup>, kitchen with dining room, bedroom, bathroom, hallway and a large room on the first floor and a covered terrace of 40 m<sup>2</sup> which provides ideal shade in summer days.

The garden is decorated with Mediterranean plants and has two covered parking spaces. Electric and air-conditioned underfloor heating was installed, while thermal plaster and top-quality Modernline carpentry were used in the construction. The house also has a berth for a boat. Sold fully furnished and equipped.

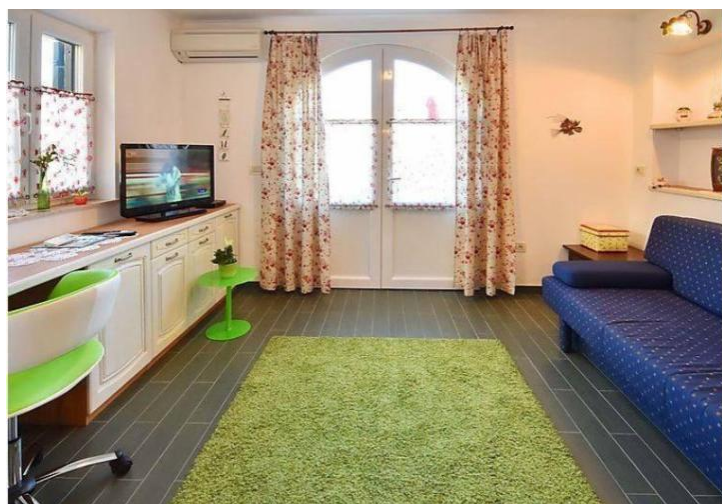
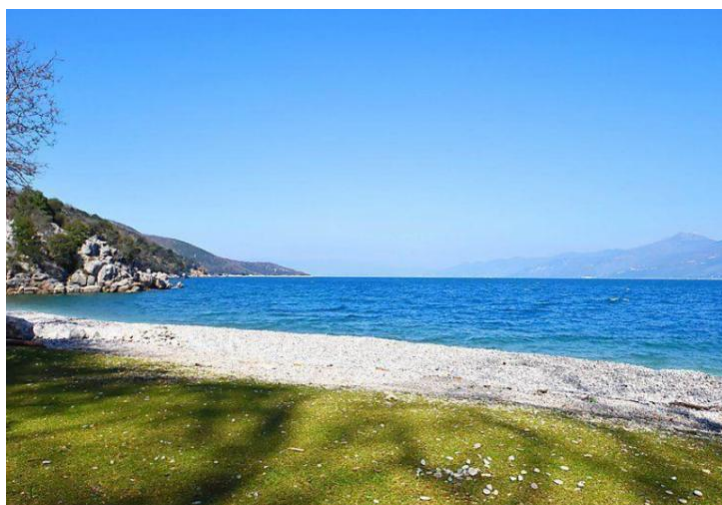
The house is used for renting, categorized and there is a possibility of continuing the activity.

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.



# House

## Porozina, Cres, Other islands



Tel: +385 91 357 3071 Viber, Whatsapp  
adrionikainfo@gmail.com  
www.adrionika.com



# House

## Porozina, Cres, Other islands



Tel: +385 91 357 3071 Viber, Whatsapp  
[adrionikainfo@gmail.com](mailto:adrionikainfo@gmail.com)  
[www.adrionika.com](http://www.adrionika.com)



# House

## Porozina, Cres, Other islands

