

# House

Kornić, Krk, Kvarner



<b>Ref</b>	RE-U-23676
<b>Type</b>	House
<b>Region</b>	Kvarner › Island Krk
<b>Location</b>	Kornić, Krk
<b>Front line</b>	No
<b>Sea view</b>	No
<b>Distance to sea</b>	2500 m
<b>Floorspace</b>	122 sqm
<b>Plot size</b>	404 sqm

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<b>No. of bedrooms</b>	3
<b>No. of bathrooms</b>	2
<b>Price</b>	€ 450 000

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House in Kornić, Krk island, 2,5 km from the sea.

Total area is 122 sq.m. Land plot is 404 sq.m.

Built in 2012, house was renovated in 2017.

On the lower floor there is a studio apartment that has its own part of the garden where there is a barbecue and it is possible to arrange a summer kitchen.

On the second floor there is a boiler room and a 2 bedroom apartment with a terrace and a garden in the continuation of the same. The low ceiling is used as a storage room.

The part of the garden intended for parking is large enough for 4 cars.

The boiler room for underfloor heating in all rooms of the house is designed so that it can use gas, electricity or solar energy as an energy source. An air conditioner is installed on the upper floor, and there is a wall-mounted convector heater in all rooms. Facade thermal insulation is made with 10 cm styrofoam, and the joinery is PVC with mosquito nets.

The location on the edge of the construction zone with only a few houses in a dead-end street is a guarantee of a peaceful environment.

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:

Storage

Floor heating

Garden

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Price per m<sup>2</sup>:  
3.689 €

Average price/m<sup>2</sup> of this type  
in this region:  
3.427 €

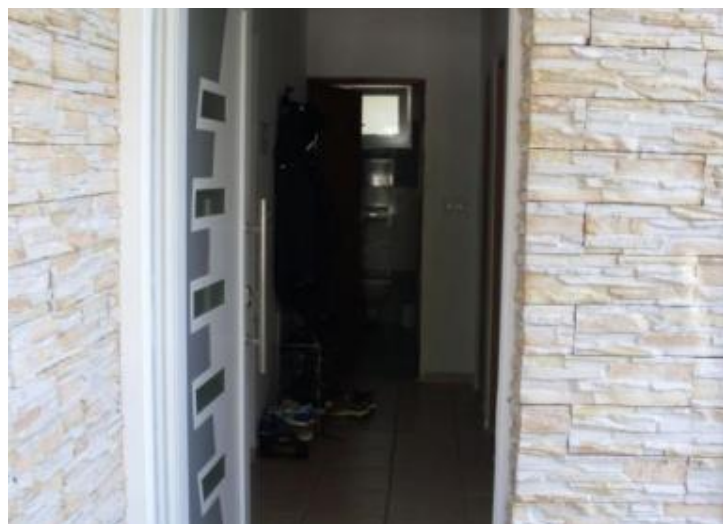
Median price/m<sup>2</sup> of this type  
in this region:  
2.835 €

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 €

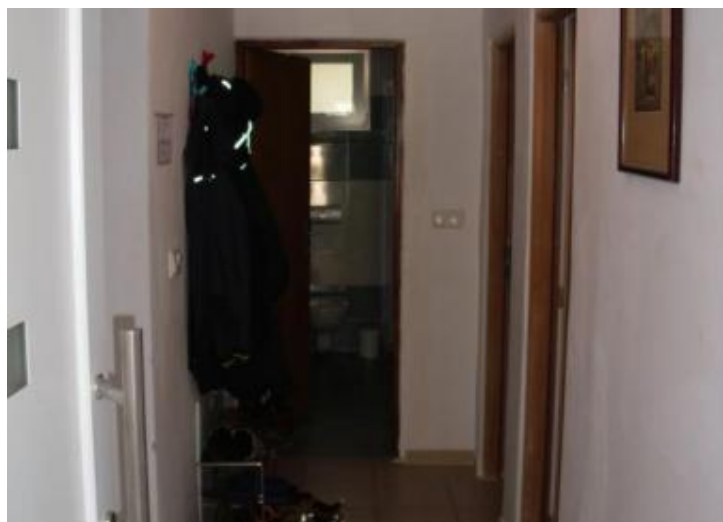
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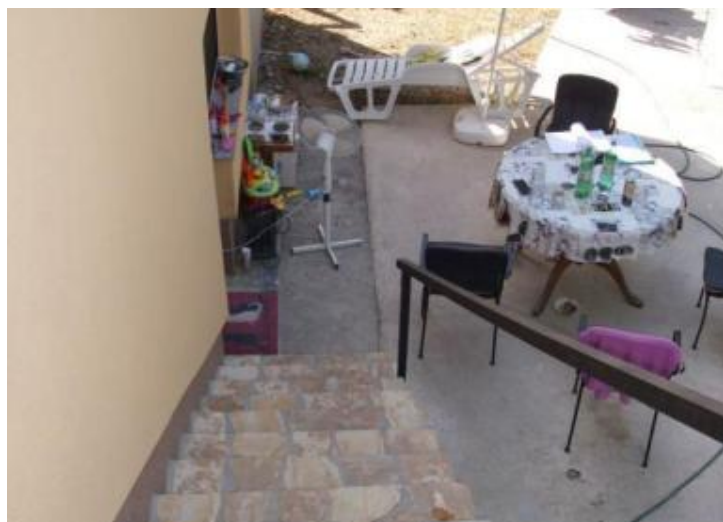
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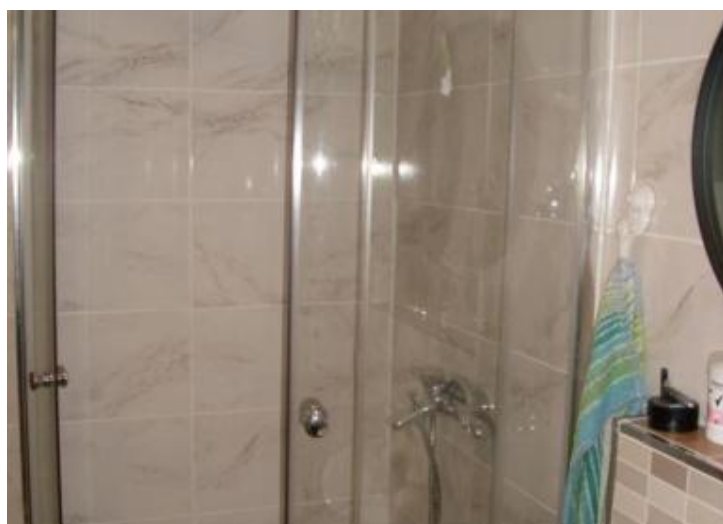
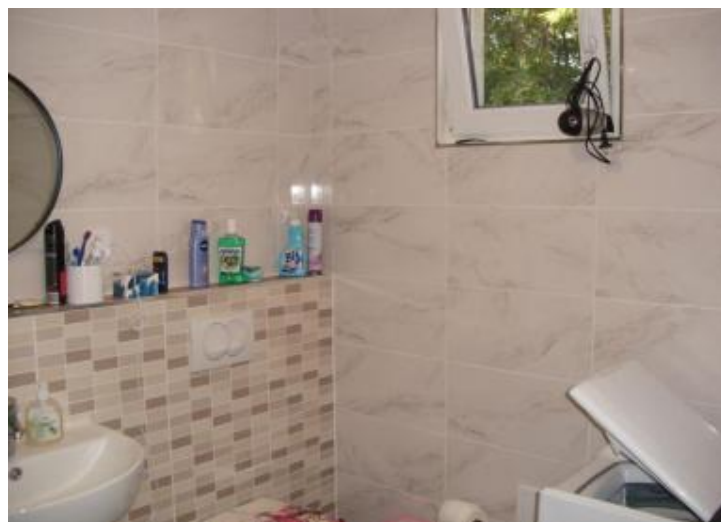
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