

# House

Šmrika, Kraljevica, Kvarner



<b>Ref</b>	RE-U-29227
<b>Type</b>	House
<b>Region</b>	Kvarner › Crikvenica
<b>Location</b>	Šmrika, Kraljevica
<b>Front line</b>	No
<b>Sea view</b>	Yes
<b>Distance to sea</b>	2000 m
<b>Floorspace</b>	460 sqm
<b>Plot size</b>	950 sqm
<b>No. of bedrooms</b>	6
<b>No. of bathrooms</b>	4
<b>Price</b>	€ 690 000

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Commercial and residential unit with a panoramic view of the sea in Smrika, Crikvenica area, 2 km from the sea!

Total area is 460 sq.m. Land plot is 950 sq.m.

Nestled in a serene and verdant enclave, this property exudes tranquility, enveloped by lush foliage and charming family residences. Comprising three residential units and a separate commercial space discreetly situated behind the main dwelling, it offers versatile living arrangements.

On the ground floor, a cozy two-room apartment awaits, complete with a kitchen and bathroom. Ascend to the first floor to discover a splendid, generously proportioned two-room abode boasting a living area, kitchen, bathroom, and two sun-drenched balconies facing south. The apex of the house reveals a lofty attic harboring another two-room apartment featuring an expansive living area, kitchen, dining space, two bathrooms, storage facilities, two balconies, and rooftop terraces. From the upper floors, panoramic vistas of the azure sea and the enchanting island of Krk unfold.

While the house awaits adaptation, essential amenities such as water, electricity, and heating (powered by an oil-fired boiler room) have been installed across all levels, alongside PVC joineries adorning the entire structure. The exterior exudes charm and integrity, with well-maintained façades, fencing, and roofing. The grounds surrounding the property are thoughtfully landscaped, providing ample parking space.

The owner presents two options for sale: one in its current state and another wherein completion of the dwelling within 180 days can be arranged for an additional fee. Boasting exceptional potential, the property enjoys excellent transportation links to Krk Island, Rijeka, and Crikvenica, all while being ensconced in a tranquil sun-drenched locale.

The expansive rear space offers the possibility of a swimming pool, while the commercial area can be adapted to suit the preferences of the discerning buyer. With all legal documents and ownership details in order, the property comes highly recommended by agents.

The Riviera beckons with its harmonious blend of coastal allure and mountainous serenity, offering a plethora of outdoor pursuits ranging from beachside relaxation to adventurous hikes amidst pristine wilderness. Crikvenica stands at the heart of this idyllic region, boasting the most splendid city beach on the Adriatic. Nearby, the quaint towns of Selce, Jadranovo, and Dramalj each offer their own unique charms, from traditional beauty to unspoiled nature.

Accessible by road, sea, or air, the Riviera provides ample moorings for boaters and easy access to marinas in Novi Vinodolski and on Krk Island. Rijeka Airport, a mere twenty kilometers from Crikvenica, ensures convenient air travel. Blessed with a mild Mediterranean climate, the region invites outdoor enthusiasts to revel in its balmy weather year-round, whether sailing, hiking, running, or cycling.

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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.

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Price per m<sup>2</sup>:  
1500 €

Average price/m<sup>2</sup> of this type  
in this region:  
2526 €

Median price/m<sup>2</sup> of this type  
in this region:  
2431 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
2880 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
2563 €



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