

# House

Selce, Crikvenica, Kvarner



<b>Ref</b>	RE-U-30198
<b>Type</b>	House
<b>Region</b>	Kvarner > Crikvenica
<b>Location</b>	Selce, Crikvenica
<b>Front line</b>	No
<b>Sea view</b>	Yes
<b>Distance to sea</b>	200 m
<b>Floorspace</b>	223 sqm
<b>Plot size</b>	238 sqm

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<b>No. of bedrooms</b>	6
<b>No. of bathrooms</b>	2
<b>Price</b>	€ 650 000

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House with 2 apartments in Selce, Crikvenica, with sea views!

The house consists of two three-bedroom apartments, one on each floor, with the concept of a large open-plan kitchen, kitchen, dining room, and living room all in one. The lower apartment has a large south-facing terrace. The apartment on the upper floor has two balconies, one facing south and the other west. There is a storage room on the ground floor of the house. The living room is equipped with an air conditioner. There is a yard in front of and behind the house.

In addition to the house, which is 223.98 m<sup>2</sup>, there is an additional building housing a summer kitchen. The additional auxiliary building is located behind the house with an area of 36.21 m<sup>2</sup>, and a canopy with a workshop measuring 39.74 m<sup>2</sup>. The house is detached with two auxiliary buildings and a yard, and it is located on a cadastral plot of 417 m<sup>2</sup>.

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  
Detached

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Price per m<sup>2</sup>:  
2.915 €

Average price/m<sup>2</sup> of this type  
in this region:  
2.643 €

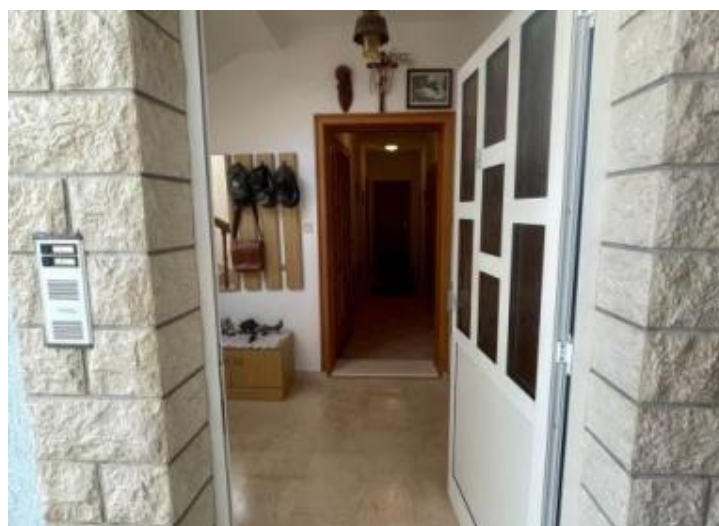
Median price/m<sup>2</sup> of this type  
in this region:  
2.610 €

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 €

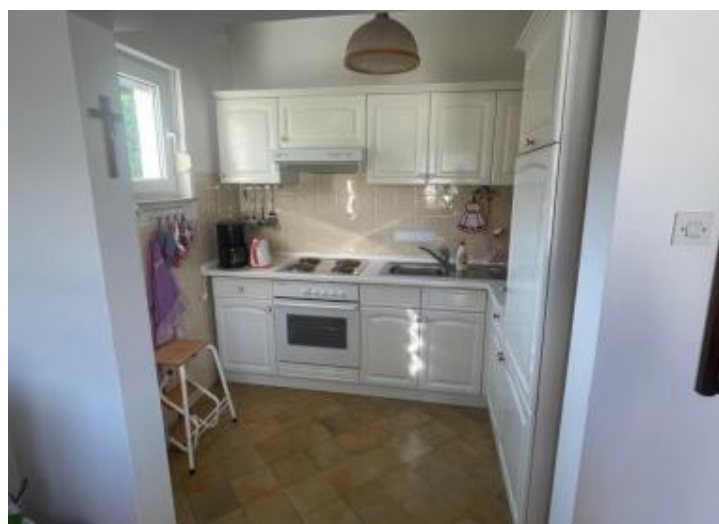
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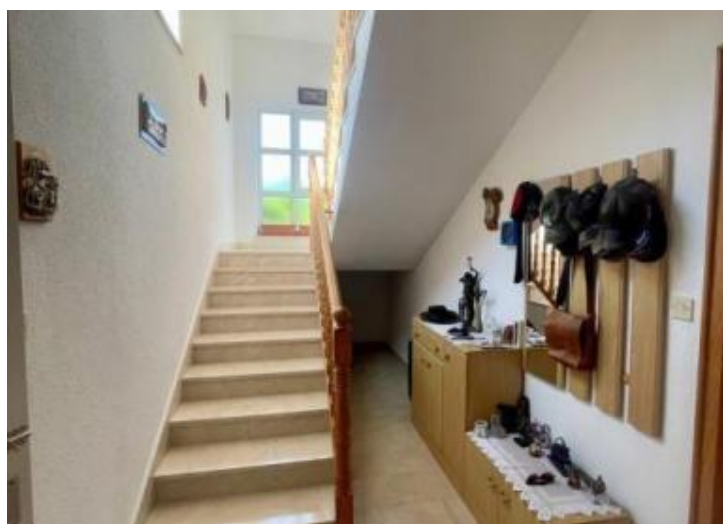
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