

# House

## Punat, Kvarner



**Ref**

RE-U-29951

**Type**

House

**Region**

Kvarner > Island Krk

**Location**

Punat

**Front line**

No

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<b>Sea view</b>	Yes
<b>Distance to sea</b>	80 m
<b>Floorspace</b>	230 sqm
<b>Plot size</b>	1000 sqm
<b>No. of bedrooms</b>	7
<b>No. of bathrooms</b>	4
<b>Price</b>	€ 1 250 000

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House in Punat, mere 80 meters from the sea!  
Fantastic location in the town of grand yachting marina!

Total area is 230 sq.m. Land plot is 1000 sq.m.

This perfect house consists of a ground floor and a first floor and offers several apartments which can be used for renting.

The ground floor consists of an entrance hall, a spacious living room with access to a covered terrace, a kitchen and dining room with access to a summer kitchen, two bedrooms also with access to a terrace and bathrooms. From the ground floor you also enter a two-story apartment with an outdoor terrace, a bedroom, a bathroom and a kitchen.

An internal staircase leads to the first floor where there are two two-room apartments with a kitchen and bathroom and access to a spacious covered terrace with a view of the sea.

A studio apartment of 21 m<sup>2</sup> with a kitchen and a bathroom is located on a spacious and beautifully landscaped garden.

There is a possibility of building an additional residential building or swimming pool.

During the last renovation of 2021 (the house was originally built in 1978), the roof of the house and garage was changed and solar panels were installed.

The house is used as a tourist rental and has an above-average occupancy even in the pre- and post-season. This house stands out for its quiet location and proximity to the sea, as well as a spacious garden, and it offers the future owner numerous possibilities of use.

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>:  
5435 €

Average price/m<sup>2</sup> of this type  
in this region:  
3104 €

Median price/m<sup>2</sup> of this type  
in this region:  
2891 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
2849 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
2573 €



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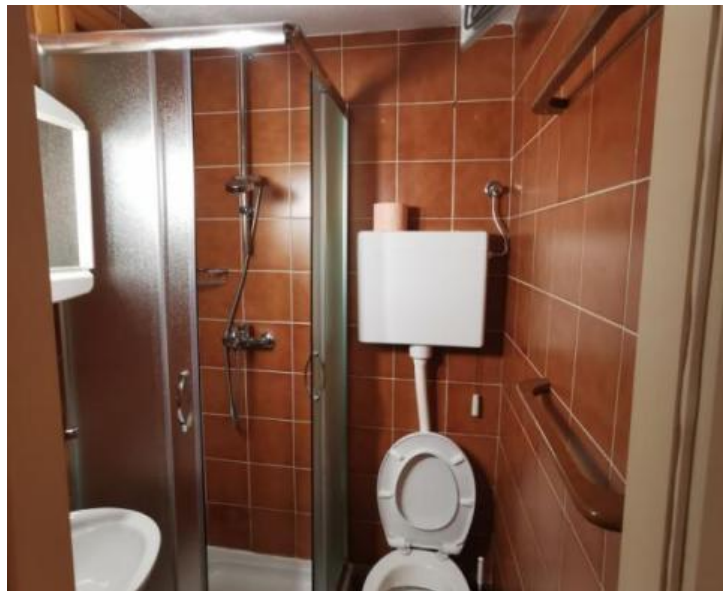
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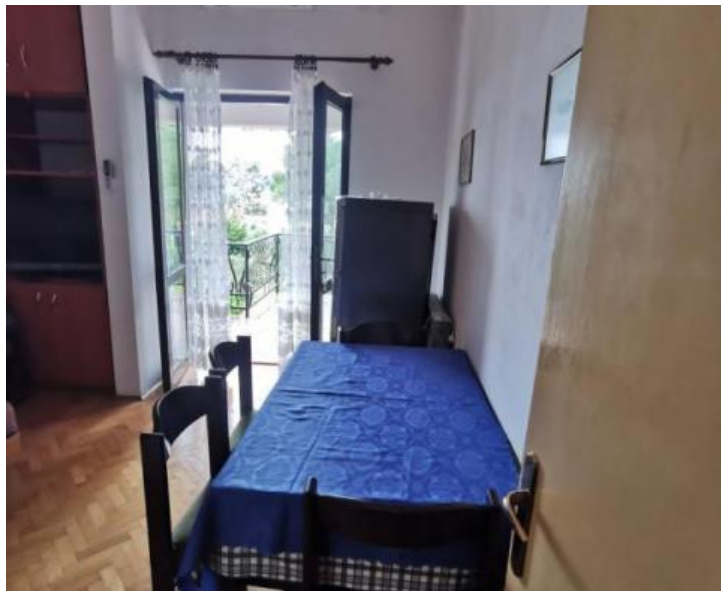
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