

# House

Selce, Crikvenica, Kvarner



<b>Ref</b>	RE-U-31245
<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>	80 m
<b>Floorspace</b>	200 sqm
<b>No. of bedrooms</b>	5

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**No. of bathrooms**

3

**Price**

€ 290 000

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Very special house on 3 floors with a roof terrace, mere 80m to the sea in Selce!  
Total area is 200 sq.m.

The ground floor of the house consists of a kitchen with dining area, a fully equipped bathroom, a traditional cellar, a summer kitchen, and a spacious pantry.

On the first floor, there are three comfortable bedrooms, each with a double bed and enough space for additional beds, as well as another fully equipped bathroom.

The second floor offers two spacious bedrooms, also with double beds, an additional bathroom, and a practical mini kitchen.

The rooftop terrace of 30 m<sup>2</sup> provides a fantastic sea view and is the perfect spot for sunbathing, relaxation, or socializing with family and friends.

This house has recently undergone complete renovation, including new electrical and plumbing installations, parquet flooring, furniture, and a completely new facade. The intermediate floors are made of reinforced concrete, ensuring stability and durability of the building.

The location of the house is truly unique – it is situated in the heart of Selca, in close proximity to all necessary amenities such as shops, restaurants, cafes, and just a few steps away from beautiful beaches. This property is ideal as a family home, but also as an investment for tourist rental, thanks to its attractive location and spaciousness.

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>:  
1450 €

Average price/m<sup>2</sup> of this type  
in this region:  
2575 €

Median price/m<sup>2</sup> of this type  
in this region:  
2444 €

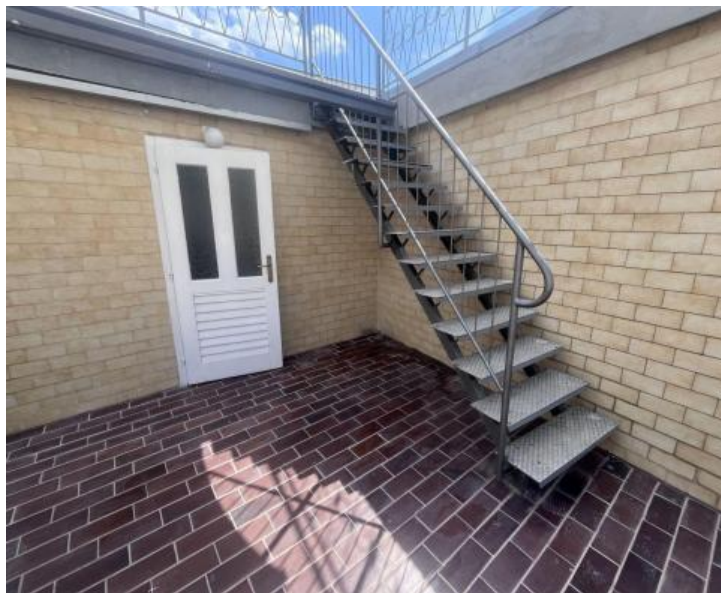
Average price/m<sup>2</sup> of this type  
in Croatia:  
2892 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
2582 €



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