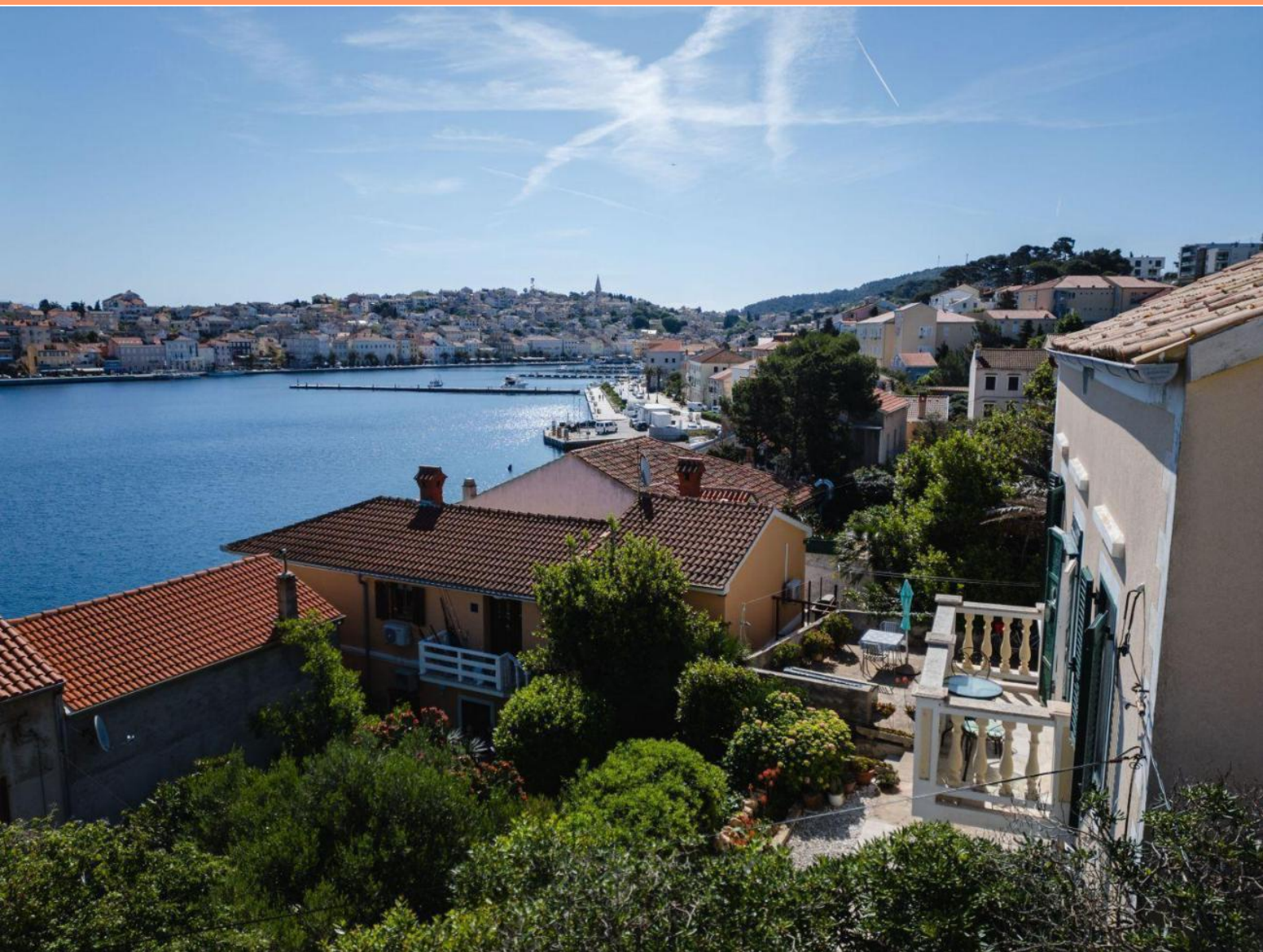


House

Mali Lošinj, Other islands



| | |
|------------------------|---------------|
| Ref | RE-U-31389 |
| Type | House |
| Region | Other islands |
| Location | Mali Lošinj |
| Front line | No |
| Sea view | Yes |
| Distance to sea | 30 m |
| Floorspace | 194 sqm |
| Plot size | 427 sqm |

House

Mali Lošinj, Other islands



| | |
|-------------------------|-----------|
| No. of bedrooms | 6 |
| No. of bathrooms | 6 |
| Price | € 595 000 |

House

Mali Lošinj, Other islands



House in Mali Lošinj, with private boat mooring!

A classical style house near the sea with its own mooring for boats - one of the best locations in Mali Lošinj!

It covers 194 m² of living space, divided into two floors with an attic.

The property contains three separate apartments with separate entrances.

The upper ground floor includes two spacious bedrooms, a large living room, kitchen, dining room, hallway and bathroom.

On the first floor there is an apartment with three bedrooms, living room, balcony, bathroom, kitchen and dining room, while the third apartment occupies the attic.

The grounds of 427 m² have been carefully maintained, with cascading gardens of Mediterranean plants, a terrace and a barbecue. The villa is only 1 km from the city center and the same distance from the beautiful Čikat bay.

The last renovation was done 10 years ago, when the facade was renewed, concrete slabs were installed, PVC windows and bathrooms were installed.

The villa is equipped with 4 air conditioners, and there is also the possibility of heating with wood because the chimney is regularly maintained. The special feature of this property is its own mooring for a boat, only 25 meters from the villa, and two parking spaces included in the price. There is also the possibility of building an additional floor, which gives this property additional potential.

A private mooring for the boats is an extremely rare and valuable convenience, while a beautiful garden with Mediterranean plants provides an oasis of peace and beauty. The two secured parking spaces are extremely important for this location.

Enjoy the natural beauty of the island of Mali Lošinj, its crystal clear sea, green pine forests and charming town. Mali Lošinj is known for its extraordinary climate, beautiful beaches and rich cultural heritage.

This place for mooring boats has always been used by the owners of the house they are selling, and they themselves made this mooring for their boat.

According to the law, a berth cannot be privately owned, but it can only be obtained for use, with paid fees. You, as a potential owner, can claim the right to use the boat's moorings. A boat of up to 6 meters can be moored, but the owners of the surrounding moorings also moor larger boats without any problems.

The house has two secured parking spaces, right on the coast, and it is possible to rent two more.

The house is located near the sea, the entrance to the plot is 10 m from the sea, and the house is located 20 m further, since the house is surrounded by a large yard. I would say that the house is the second row from the sea.

House

Mali Lošinj, Other islands



You have seaview from the window and from the balcony.

The house is on an elevated position, so most rooms in the house have a beautiful view.

Between the plot and the sea is a local one-way, non-traffic road that leads to the very center of Mali Lošinj. By car, you can access the mooring place which is close to the house, i.e. to the associated parking space, but not next to the house itself.

For any additional information and viewing of this unique property, please contact ADRIONIKA CONSULTING.

Enjoy the luxury and beauty of life on Mali Lošinj!

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.

House

Mali Lošinj, Other islands



Price per m²:
3067 €

Average price/m² of this type
in this region:
3939 €

Median price/m² of this type
in this region:
3534 €

Average price/m² of this type
in Croatia:
2883 €

Median price/m² of this type
in Croatia:
2590 €

House

Mali Lošinj, Other islands



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House

Mali Lošinj, Other islands



House

Mali Lošinj, Other islands

