

House

Mali Lošinj, Other islands



Ref	RE-U-31395
Type	House
Region	Other islands
Location	Mali Lošinj
Front line	No
Sea view	Yes
Distance to sea	90 m
Floorspace	250 sqm
Plot size	200 sqm
No. of bedrooms	4
No. of bathrooms	2
Price	€ 495 000

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A House for Renovation, a Mere 90 Meters from the Sea!
Perfect for investors.

In the very heart of the picturesque town of Mali Lošinj, on the island of the same name, stands this charming house awaiting renovation, situated just 90 meters from the sea. Nestled within the narrow coastal streets, this multi-story dwelling offers a wealth of possibilities for personal customization and the enjoyment of the Mediterranean lifestyle.

The house comprises a ground floor, a first and second floor, and a lofty, inhabitable attic. The ground floor features a spacious living area including an entrance hall, a kitchen with a dining room, a living room, a bathroom, and a storage room. From the ground floor, one can step out onto a terrace and into a garden, lush with Mediterranean flora, perfect for relaxation and enjoyment on warm summer days.

The upper floors house the bedrooms—four in total—along with an additional bathroom and a separate WC, providing ample space for family or guests. The higher floors offer stunning views of the sea and the town's rooftops, creating a special ambiance and adding value to this home. The total living area of the house spans 250 m², while the courtyard garden covers approximately 200 m².

One of the most delightful and charming aspects of this house is undoubtedly its garden. Situated in a courtyard set back from the road, the garden offers a haven of tranquility and privacy. Brimming with Mediterranean plants and trees, the garden provides pleasant shade during the hot summer days, making it the perfect place for relaxation, family gatherings, or evening enjoyment under the starry sky. For nature enthusiasts, the garden is a true paradise, bringing a touch of the Mediterranean to your everyday life.

Mali Lošinj, the largest settlement on the island of Lošinj, is renowned for its rich maritime tradition, beautiful beaches, and crystal-clear sea. The island offers numerous amenities for all ages, from historical landmarks, museums, and galleries to modern cafes, restaurants, and shops. The microclimate of Mali Lošinj, with over 2600 sunny hours annually, makes it an ideal place for living and vacationing year-round. It is especially known for its therapeutic climate and vegetation, recognized since the 19th century when Mali Lošinj became a popular health resort.

The house is conveniently located very close to the sea and all necessary amenities, including cafes and restaurants, allowing you to enjoy all the benefits that Mali Lošinj has to offer. Whether you seek a permanent home or a weekend retreat from the hustle and bustle of city life, this house represents a unique opportunity to realize your dreams on one of the Adriatic's most beautiful islands. It is ideal for year-round living or as a summer residence for unforgettable holidays.

This property is particularly recommended for its exceptional charm, fantastic location, and beautiful garden that offers peace and privacy. Given that the house is ready for renovation, it provides great potential for adaptation according to your desires and needs.

Overall additional expenses borne by the Buyer of real estate in Croatia are around 7% of property cost in total,

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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 m²:
1980 €

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:
2880 €

Median price/m² of this type
in Croatia:
2575 €

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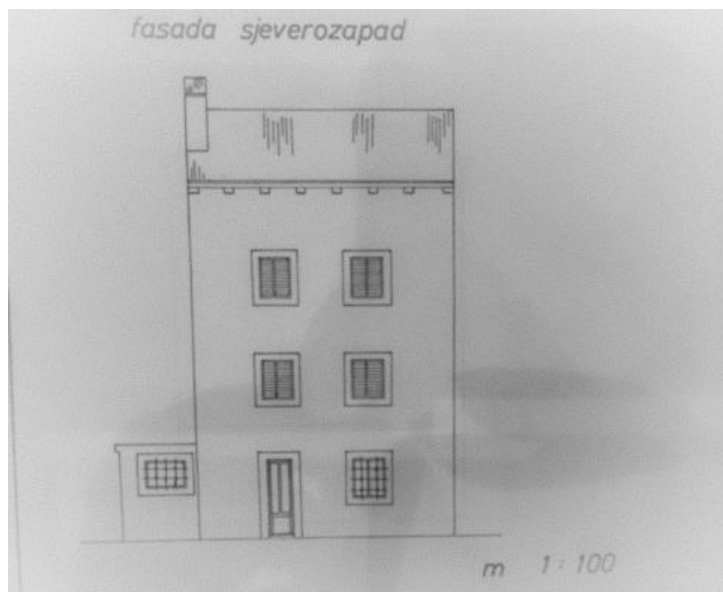
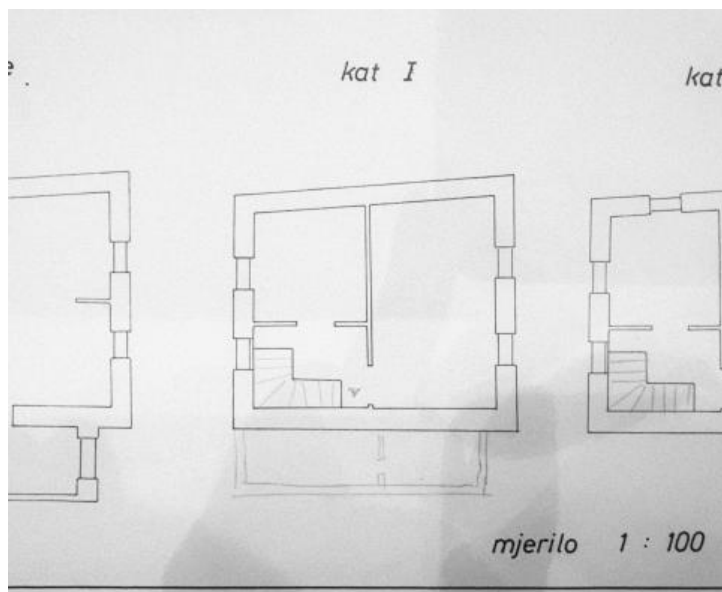
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