

# House

## Veprinac, Opatija, Kvarner



<b>Ref</b>	RE-U-32501
<b>Type</b>	House
<b>Region</b>	Kvarner > Opatija
<b>Location</b>	Veprinac, Opatija
<b>Front line</b>	No
<b>Sea view</b>	Yes
<b>Distance to sea</b>	1200 m
<b>Floorspace</b>	400 sqm

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<b>Plot size</b>	1500 sqm
<b>No. of bedrooms</b>	4
<b>No. of bathrooms</b>	2
<b>Price</b>	€ 470 000

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House in Veprinac over Opatija for sale, cca. 1 km from the sea!  
Total area is 400 sq.m. Land plot is 1500 sq.m.  
House was built in 2007.

The house consists of two fully furnished apartments.

The ground floor apartment has a total usable area of 84 m<sup>2</sup> and includes a hallway, a kitchen with a dining area and living room, a bathroom, and one bedroom. The bedroom and living room both have access to a balcony and a loggia.

There is also a 35 m<sup>2</sup> garage on the ground floor, which can be integrated into the apartment with minor modifications to create a larger living space.

The first-floor apartment, with an area of 122 m<sup>2</sup>, is accessible without stairs due to the terrain configuration. It features a hallway, a kitchen with a dining area and living room, three bedrooms, a bathroom, a separate toilet, and a storage room. Two bedrooms and the living room have access to a balcony and terrace. The living room provides access to a high attic (total area of 100 m<sup>2</sup>), which needs to be renovated.

The basement includes a 40 m<sup>2</sup> cellar and a 10 m<sup>2</sup> storage room.

Heating is provided by pellets and wood, with installations in place for central heating.

This property offers comfort and privacy, making it perfect for family living or tourist rentals.

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>:  
1175 €

Average price/m<sup>2</sup> of this type  
in this region:  
2681 €

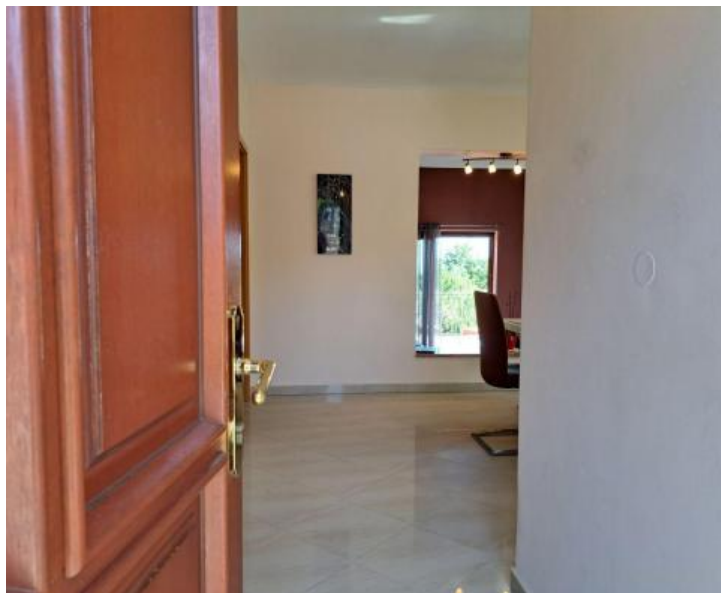
Median price/m<sup>2</sup> of this type  
in this region:  
2321 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
2884 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
2590 €

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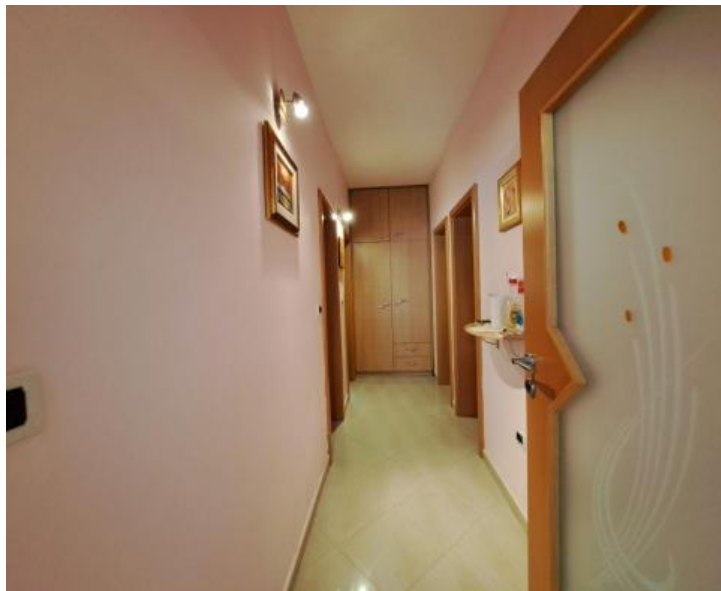
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