

# House

## Selce, Crikvenica, Kvarner



<b>Ref</b>	RE-U-32588
<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>	250 m
<b>Floorspace</b>	100 sqm
<b>Plot size</b>	601 sqm
<b>No. of bedrooms</b>	4
<b>No. of bathrooms</b>	1
<b>Price</b>	€ 530 000

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Seaside house in a great location with sea views!

A coastal home with 100 m<sup>2</sup> of living space in a prime location. The property boasts two spacious terraces offering stunning views of the sea, the island of Krk, and the nearby town. It's just a short walk to the beach, making it an ideal spot for seaside living. The house sits on a 601 m<sup>2</sup> land plot, with a two-car garage at the entrance.

This property offers significant potential, whether you're considering minor renovations or the construction of a new home. A conceptual design has been completed, along with the necessary conditions, and the process of securing a building permit for a new house is already underway.

Located in a highly desirable area with breathtaking views of the sea, Krk, and Selce, and just minutes from the beach, this home is perfect for a larger family or as a smart investment for long-term or vacation rentals. Highly recommended by the agent.

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>:  
5300 €

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:  
2884 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
2591 €



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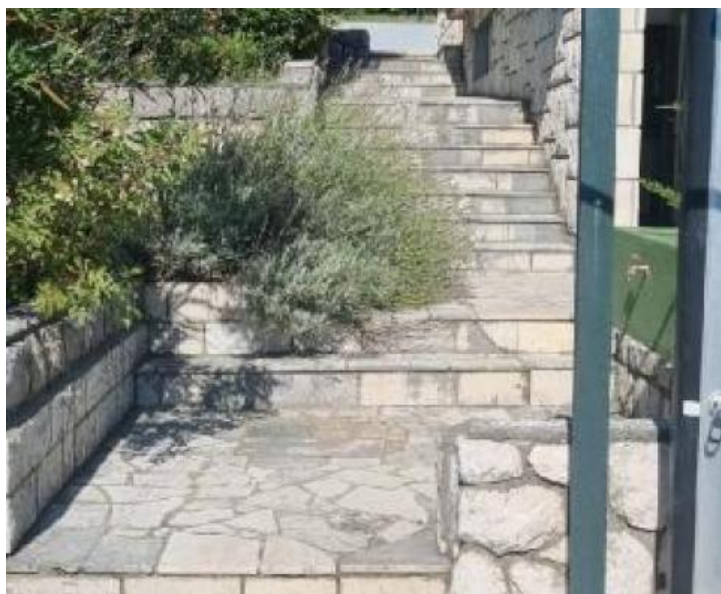
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