

# House

Punat, Kvarner



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## Punat, Kvarner



<b>Ref</b>	RE-U-32718
<b>Type</b>	House
<b>Region</b>	Kvarner › Island Krk
<b>Location</b>	Punat
<b>Front line</b>	No
<b>Sea view</b>	Yes
<b>Distance to sea</b>	170 m
<b>Floorspace</b>	120 sqm
<b>Plot size</b>	83 sqm
<b>No. of bedrooms</b>	4
<b>No. of bathrooms</b>	1
<b>Price</b>	€ 249 000

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Located in the heart of Punat on the island of Krk, this charming house with a garden is just 170 meters from the sea.

The property spans 120 m<sup>2</sup> across three levels.

The ground floor features a kitchen, storage room, living room, and bathroom.

The first floor offers two bedrooms, while the second floor has space to create two additional bedrooms and includes a balcony with a sea view.

The 83 m<sup>2</sup> yard is perfect for summer relaxation, with a garden, garden house, and a working well.

Conveniently situated 150 meters from the town center and close to all amenities, the house comes with access to public parking via a special permit.

Although in need of renovation, this property offers excellent potential for a peaceful family home or a lucrative tourist rental investment.

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>:  
2075 €

Average price/m<sup>2</sup> of this type  
in this region:  
3114 €

Median price/m<sup>2</sup> of this type  
in this region:  
2891 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
2883 €

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



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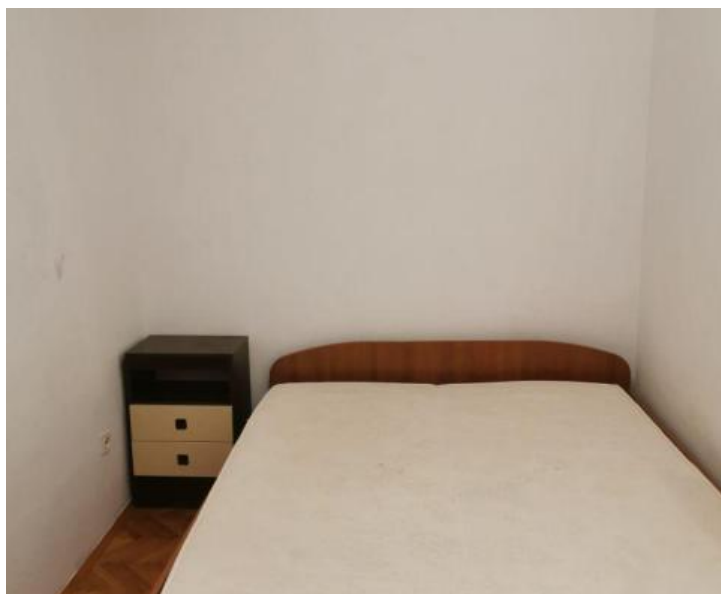
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