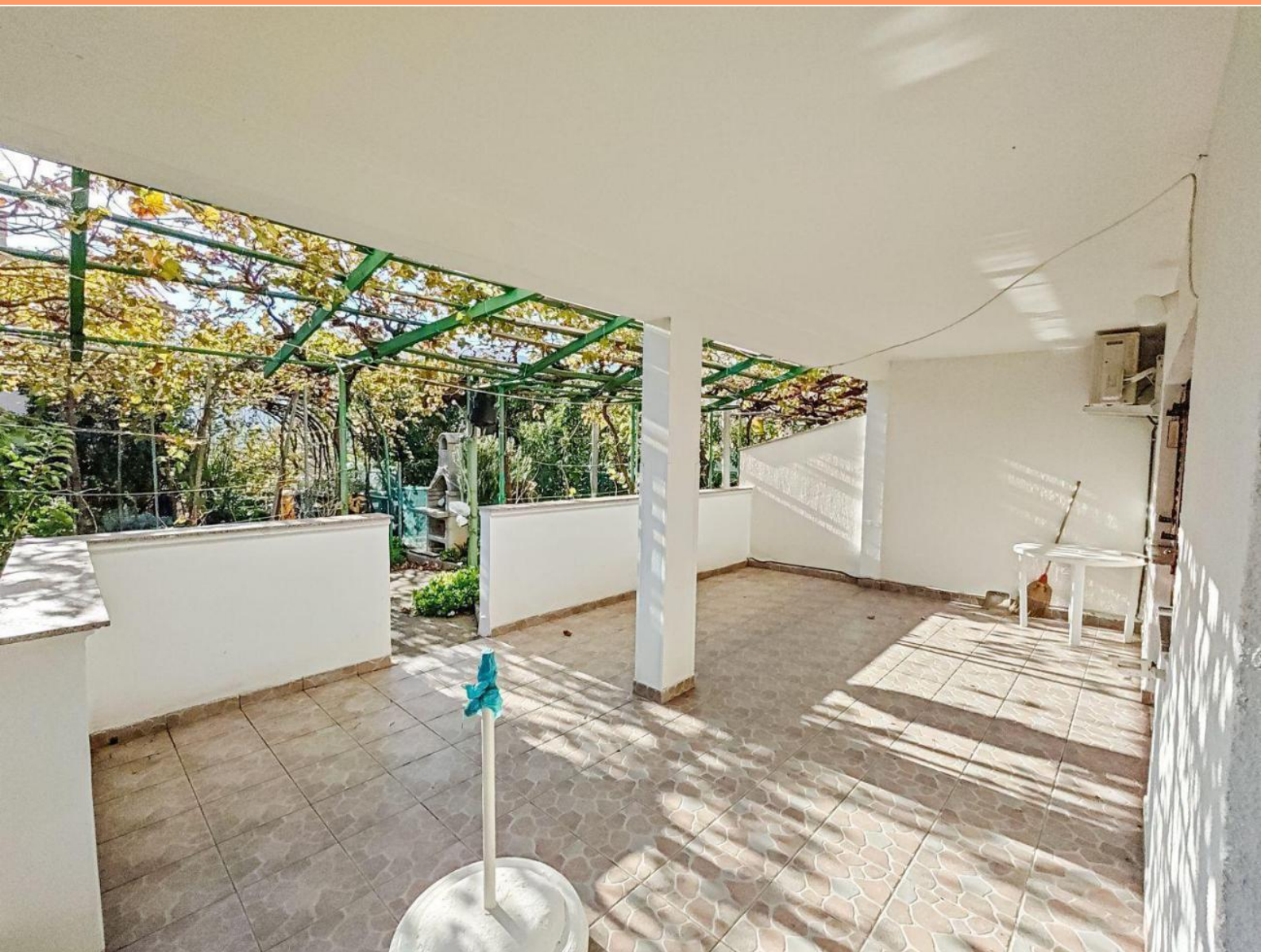


# Mini-hotel

Baška, Kvarner



<b>Ref</b>	RE-U-34695
<b>Type</b>	Mini-hotel
<b>Region</b>	Kvarner > Island Krk
<b>Location</b>	Baška
<b>Front line</b>	No
<b>Sea view</b>	Yes
<b>Distance to sea</b>	200 m
<b>Floorspace</b>	190 sqm
<b>Plot size</b>	162 sqm

# Mini-hotel

## Baška, Kvarner



<b>No. of bedrooms</b>	6
<b>No. of bathrooms</b>	5
<b>Price</b>	€ 630 000

### **Semi-Detached House with 4 Units in the Heart of Baška, Krk Peninsula, 200m from the Sea!**

For sale: a half of a charming semi-detached house with a total area of 190 sq.m. in the center of Baška, blending traditional and Mediterranean appeal.

This two-story house contains four residential units, making it ideal for rental opportunities or multi-generational living. Across these units, you'll find a total of 10 rooms, including 6 bedrooms and 4 living rooms, along with 4 kitchens, 5 bathrooms, and an additional outdoor toilet. Each unit is fully furnished, ensuring a comfortable stay for guests or residents.

The property features two loggias, a balcony, and a spacious terrace, perfect for enjoying the stunning sea views and sunsets. The yard includes 5 parking spaces, with 4 of them covered—an added convenience for guests or larger families. In addition, an outdoor shower and barbecue area in the courtyard offer an ideal setup for summer gatherings.

A separate cellar and storage room add functionality, making the house both practical and versatile. With its prime orientation and peaceful central location, several units are designed for use as vacation rentals, presenting excellent income potential during the tourist season.

This property is a prime investment opportunity for those looking to enter the tourism market on Krk Island or for anyone seeking a tranquil Mediterranean lifestyle with flexible living space to suit their needs.

Baška, renowned for its crystal-clear beaches and stunning scenery, is one of the most popular destinations on Krk Island. With numerous restaurants, shops, cultural sites, and recreational options, Baška offers everything needed for a relaxed, high-quality lifestyle or attractive tourist experience.

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.

Price per m<sup>2</sup>:  
3316 €

Average price/m<sup>2</sup> of this type  
in this region:  
2988 €

Median price/m<sup>2</sup> of this type  
in this region:  
2374 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
2709 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
2332 €



# Mini-hotel

Baška, Kvarner



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www.adrionika.com

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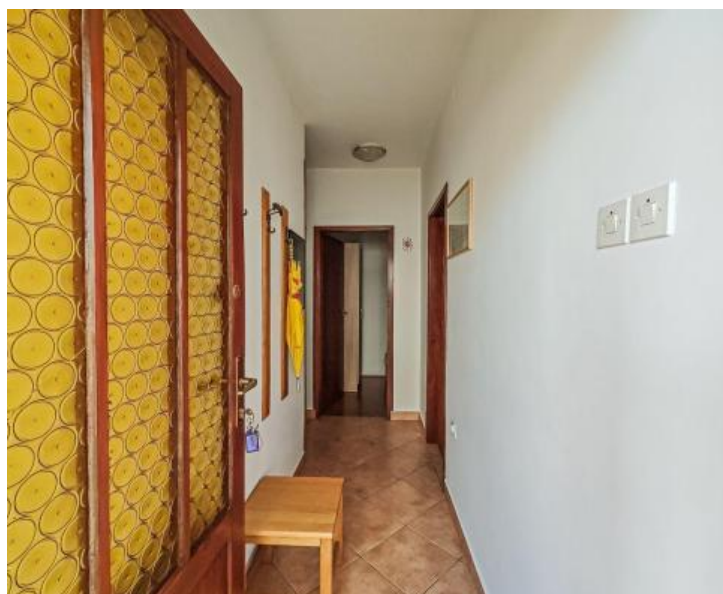
# Mini-hotel

Baška, Kvarner



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Baška, Kvarner



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Baška, Kvarner

