

# House

## Cres, Other islands



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<b>Ref</b>	RE-U-35378
<b>Type</b>	House
<b>Region</b>	Other islands
<b>Location</b>	Cres
<b>Front line</b>	Yes
<b>Sea view</b>	Yes
<b>Distance to sea</b>	40 m
<b>Floorspace</b>	299 sqm
<b>Plot size</b>	568 sqm
<b>No. of bedrooms</b>	8
<b>No. of bathrooms</b>	6
<b>Price</b>	Price upon request

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House with 4 residential units on the 1st row to the sea on Cres island!

We are selling a detached family house in a unique and unrepeatable location with direct access to the promenade and the beaches themselves.

Total area of the house is 299 sq.m. Land plot is 558 sq.m.

The house is free-standing in nature, conceived through four residential units, where in the basement of the house we find two studio apartments, each of 20 m<sup>2</sup>, with a terrace and a separate entrance.

On the ground floor of the house we find a three-room apartment S2 with a total living area of 128m<sup>2</sup>, which consists of an entrance hall, a kitchen with a dining room, a living room with an exit to the loggia and a fantastic open view of the ACI marina, the sea and the surrounding area, as well as three bedrooms and two bathrooms.

On the first floor we also find a three-room apartment S3, with the same layout and square footage as the apartment on the ground floor, which is fully furnished.

The apartment on the ground floor is currently undergoing complete renovation, where the work is expected to be completed by the end of April 2025.

As part of a large and well-kept garden decorated with olives, fruit trees and Mediterranean plants, we find a smaller accompanying object of the type of stone guest house with an area of 31m<sup>2</sup> with an attached garden.

A unique property in an unmissable and valued location, a real rarity in the offer.

Please, do not hesitate to inquire about the price!

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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Average price/m<sup>2</sup> of this type  
in this region:  
6687 €

Median price/m<sup>2</sup> of this type  
in this region:  
2515 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
4555 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
3566 €



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