

House

Krimeja, Kvarner



Ref	RE-U-25370
Type	House
Region	Kvarner > Rijeka
Location	Krimeja
Front line	No
Sea view	Yes
Distance to sea	290 m
Floorspace	361 sqm
Plot size	1012 sqm
No. of bedrooms	8
No. of bathrooms	5
Price	€ 1 000 000

House

Krimeja, Kvarner



Two houses with sea views after remodelling, Rijeka, mere 290 meters from the sea!

Total area of the houses is 361 sqm. Land plot is 1263 sq.m.

There are 2 houses, 2 auxiliary detached buildings in which there is an apartment in each building + each has its own terrace, 2 canopies (arbors) under which there are tables and outdoor armchairs, a large yard paved with porfido stone, and a tavern next to the lawn.

There are 5 residential units in total.

Houses are completely renovated in 2021 on all 4 buildings (new roof, new gutters, new facade - 10 cm styrofoam, new water pipes, new electrical installation, new canopies made, yard paved with porfido stone...).

House No.1. consists of 2 apartments with separate entrances + gazebo (97 m2 floor plan each floor + gazebo 29 m2).

On the ground floor there are 2 bedrooms, living room, kitchen and bathroom with toilet.

On the first floor there are 2 rooms, a living room, a kitchen, a bathroom with a toilet and a large balcony.

House No.2 is 1 apartment on two floors + carport (79 m2 floor plan each floor + carport).

On the ground floor there is a large living room, kitchen, bathroom with toilet and a room that serves as a storage room.

On the first floor there are 2 rooms, a toilet and a gallery.

In the first auxiliary building there is 1 apartment (34 m2 floor plan). It consists of 1 room, living room, kitchen, bathroom with toilet and a room that serves as a storage room + adjoining terrace.

There is another apartment in the second auxiliary building (12 m2 floor plan). It consists of 1 room with living room, kitchen and bathroom with toilet + adjoining terrace.

The third building is located next to the lawn and serves as a tavern with a barbecue.

The property has a view of the sea from the ground floor, and from the first floor there is a view of the entire Kvarner Bay.

Excellent infrastructure (bus, restaurant, kindergarten, hospital, pharmacy, pump station...).

This property is approx. 290 meters from the sea as the crow flies, or 6 minutes by car to Sablićevo beach or approx. 12 minutes on foot to Sablićevo beach.

A good opportunity for investors who rent apartments/apartments/houses.

The property is currently fully rented and contributes 4,450 euros every month (which makes them a perfect investment).

This complex is located in a quiet and peaceful environment.

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.

House

Krimeja, Kvarner



Price per m²:
2770 €

Average price/m² of this type
in this region:
2051 €

Median price/m² of this type
in this region:
1961 €

Average price/m² of this type
in Croatia:
2883 €

Median price/m² of this type
in Croatia:
2582 €

House

Krimeja, Kvarner



House

Krimeja, Kvarner



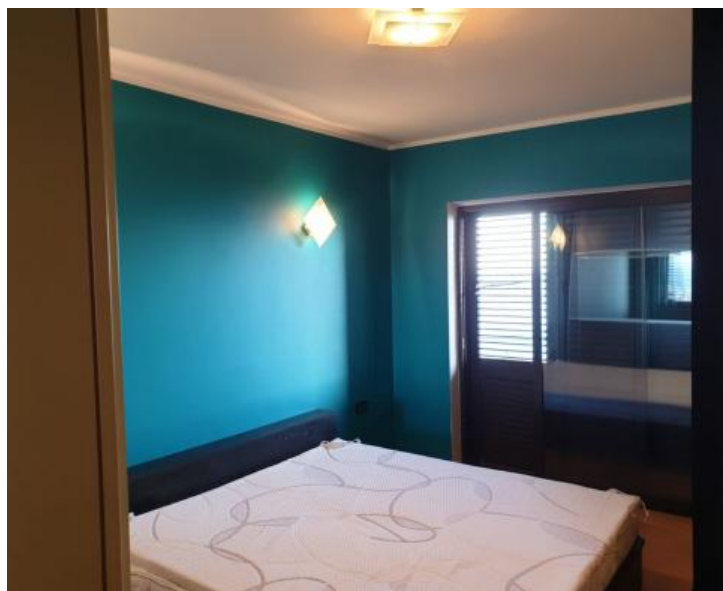
House

Krimeja, Kvarner



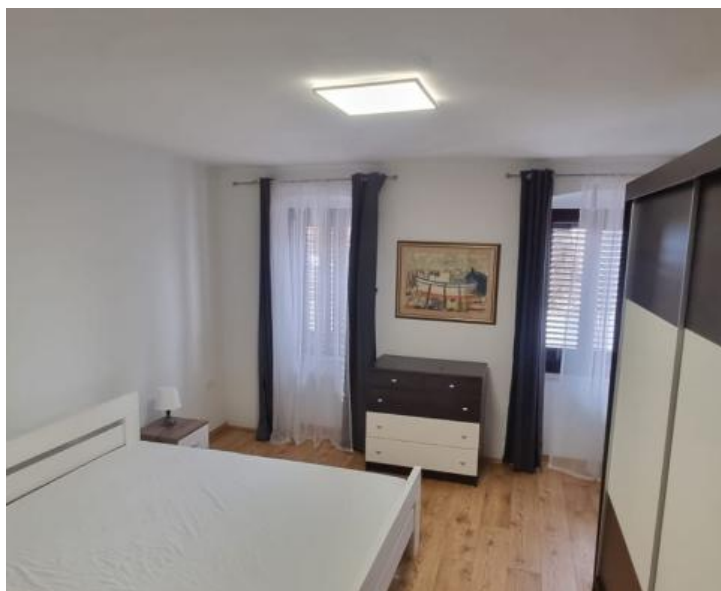
House

Krimeja, Kvarner



House

Krimeja, Kvarner



House

Krimeja, Kvarner



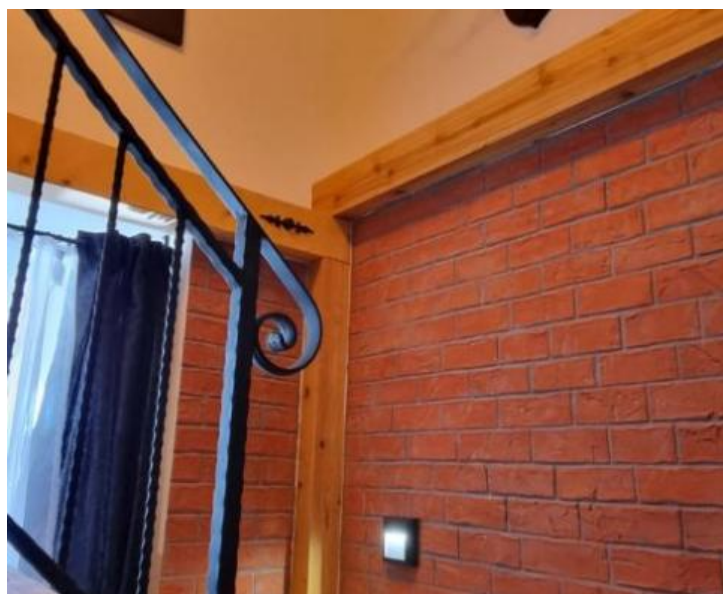
House

Krimeja, Kvarner



House

Krimeja, Kvarner



House

Krimeja, Kvarner



House

Krimeja, Kvarner



House

Krimeja, Kvarner



House

Krimeja, Kvarner



House

Krimeja, Kvarner



House

Krimeja, Kvarner



House

Krimeja, Kvarner



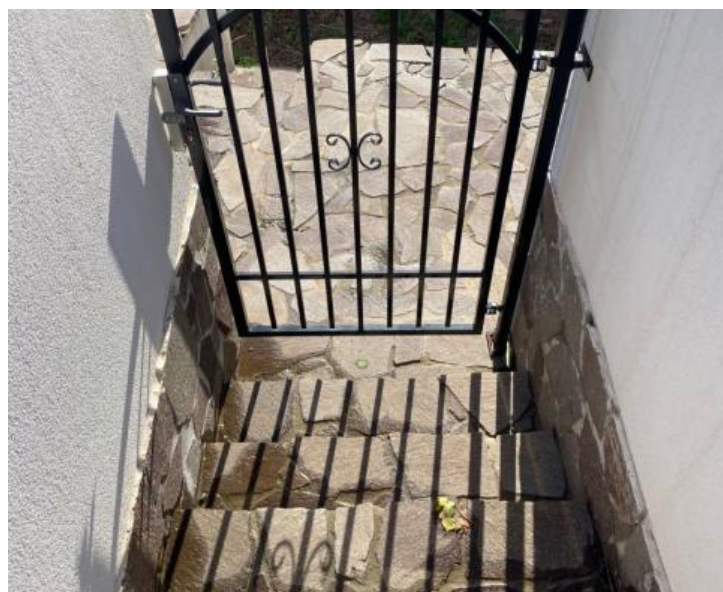
House

Krimeja, Kvarner



House

Krimeja, Kvarner



House

Krimeja, Kvarner



House

Krimeja, Kvarner



House

Krimeja, Kvarner



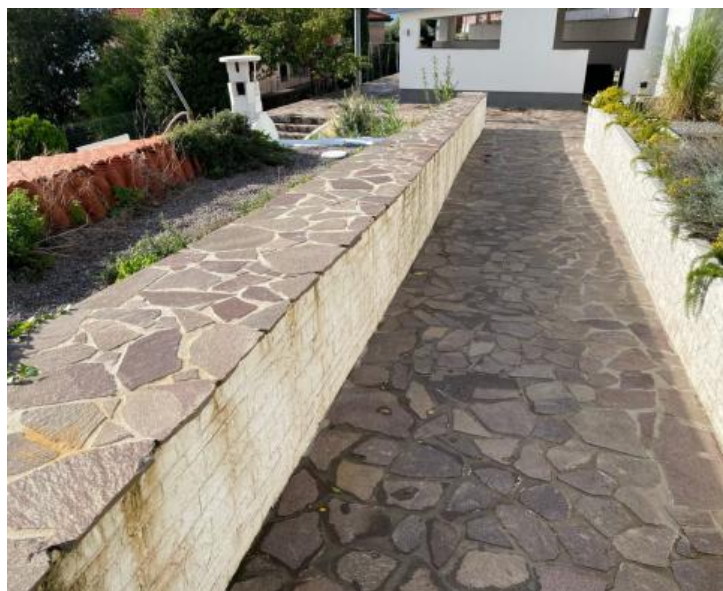
House

Krimeja, Kvarner



House

Krimeja, Kvarner



House

Krimeja, Kvarner



House

Krimeja, Kvarner



House

Krimeja, Kvarner

