

House

Nerezine, Other islands



Ref	RE-AB-MAR-K-151
Type	House
Region	Other islands
Location	Nerezine
Front line	No
Sea view	Yes
Distance to sea	600 m
Floorspace	111 sqm
Plot size	906 sqm
No. of bedrooms	4
No. of bathrooms	2
Price	€ 670 000

Mali Lošinj - Nerezine: House with Sea View!

Indulge in the charm of a Mediterranean villa located in a peaceful and idyllic setting, just 600 meters from the sea.

This modern house sits on a spacious 906 m² plot, offering ample space for parking, creating a garden to your liking, or building a swimming pool.

Discover the perfect blend of tranquility, natural beauty, and comfort in this unique property.

Ground Floor

The ground floor features a spacious living room and a modern, fully equipped kitchen with integrated appliances. Adjacent to the kitchen is a small storage area under the stairs, ideal for use as a pantry.

An additional room on the ground floor can be used as an office or guest bedroom. A hallway leads to a guest toilet and a small laundry room for added convenience.

The living room opens onto two spacious terraces, one of which is covered, allowing you to enjoy outdoor living regardless of the weather. The rooms are equipped with air conditioning for year-round comfort.

First Floor

The first floor includes three comfortable bedrooms, a shared bathroom, and a terrace, offering privacy and comfort for family members.

Additional Features

- The house is built with 12 cm thermal insulation, ensuring excellent energy efficiency and a comfortable indoor climate throughout the year.

This property combines modern design with Mediterranean charm, making it an ideal retreat for relaxation or a perfect family home.

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 m²:
6036 €

Average price/m² of this type
in this region:
3939 €

Median price/m² of this type
in this region:
3534 €

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

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

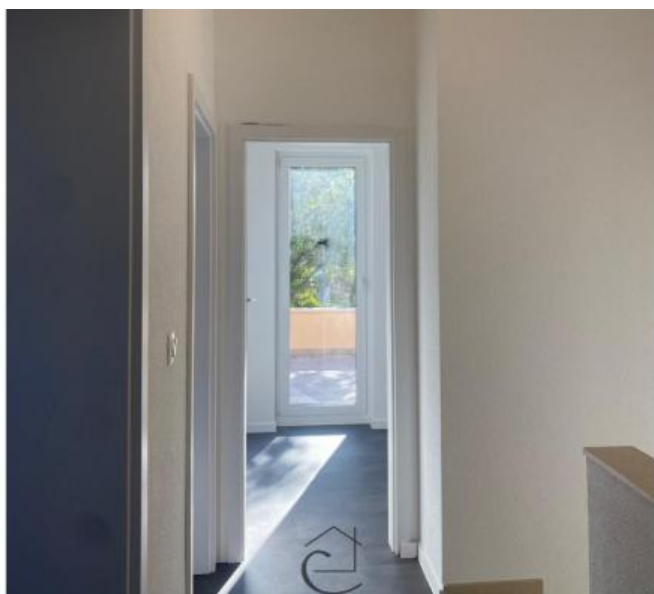
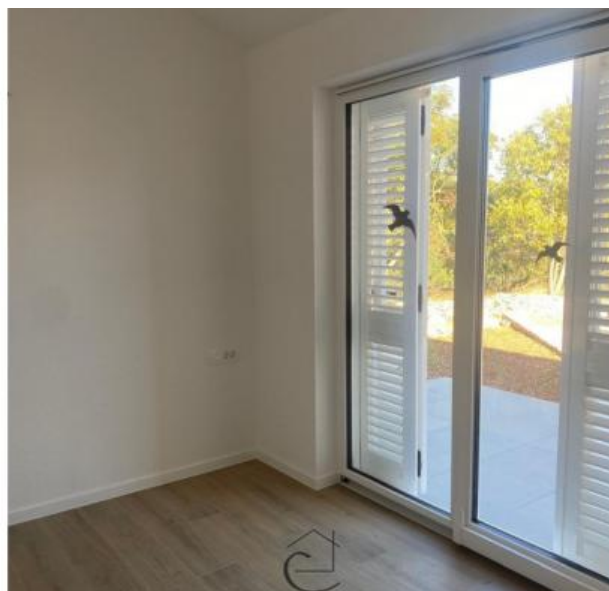
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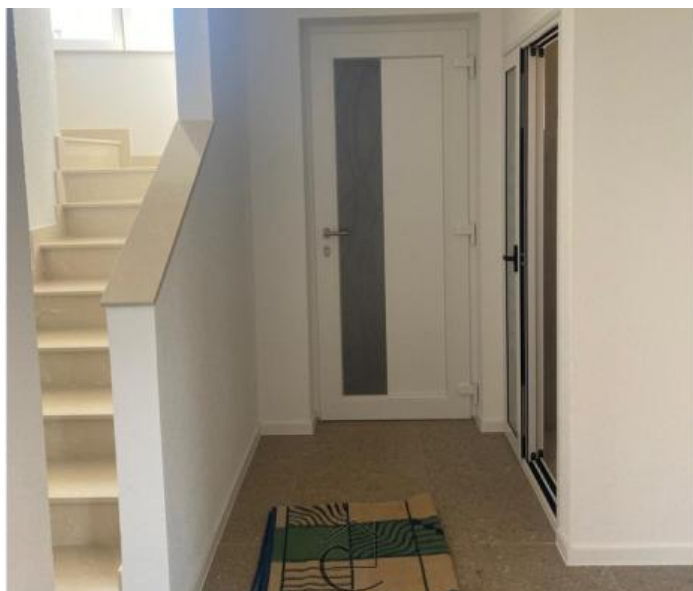
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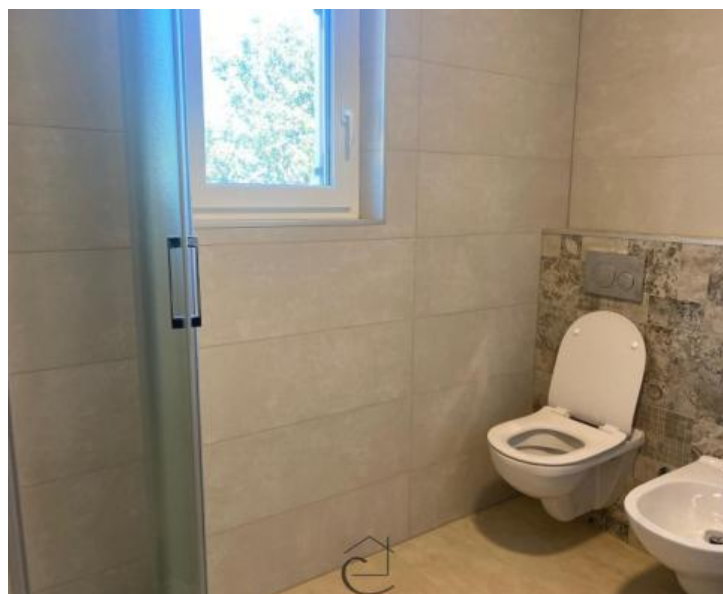
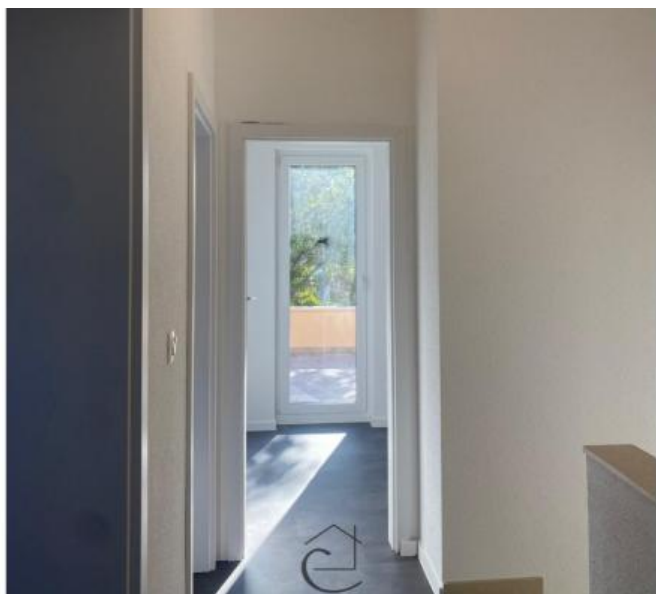
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