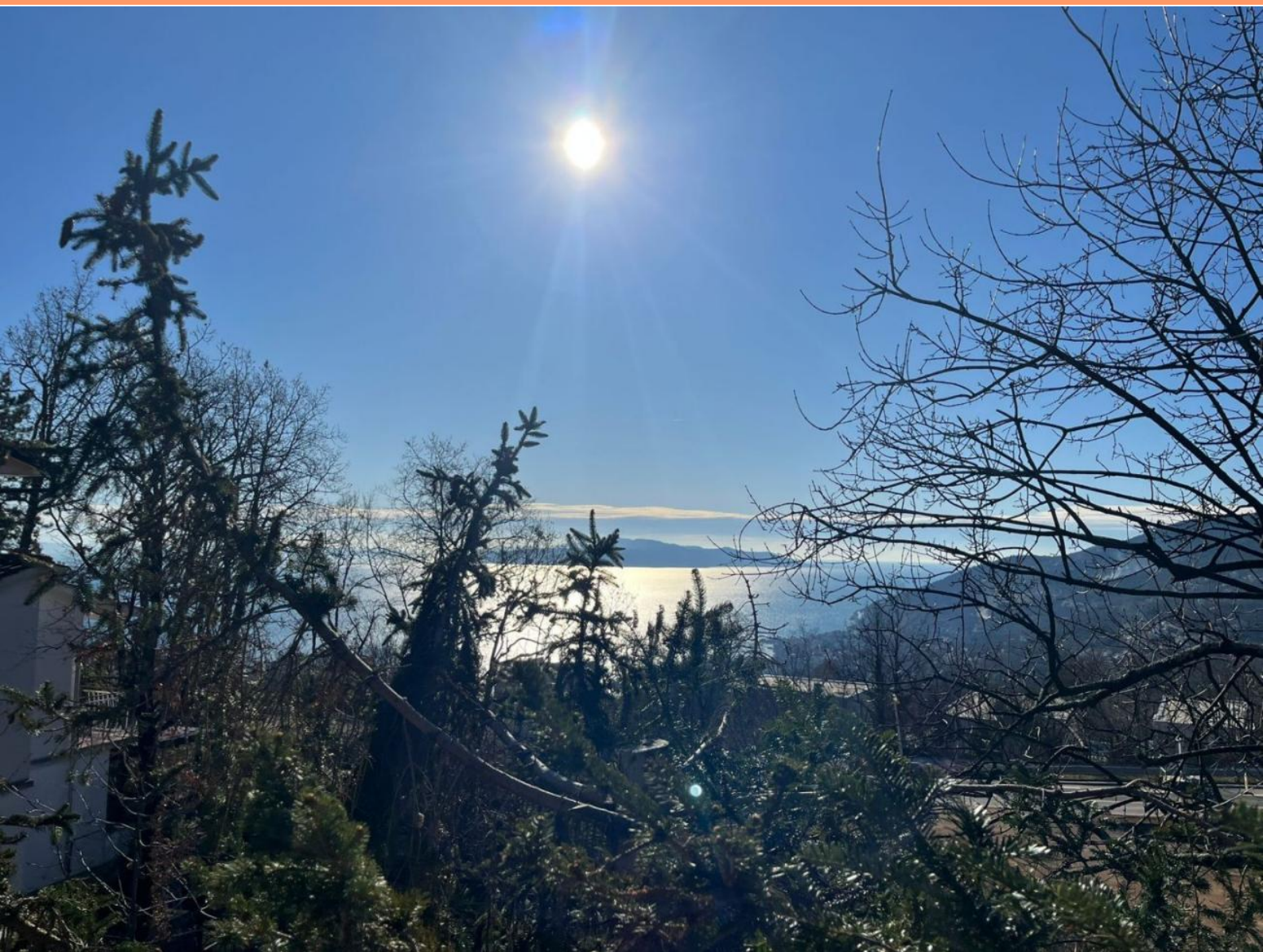


House

Veprinac, Opatija, Kvarner



Ref	RE-U-36305
Type	House
Region	Kvarner › Opatija
Location	Veprinac, Opatija
Front line	No
Sea view	Yes
Floorspace	250 sqm
Plot size	1340 sqm
No. of bedrooms	5

Tel: +385 91 357 3071 Viber, Whatsapp
info@adrionika.com
www.adrionika.com

House

Veprinac, Opatija , Kvarner



No. of bathrooms

3

Price

€ 390 000

House

Veprinac, Opatija , Kvarner



Cheap detached house with stunning sea views in Veprinac, Opatija!

Discover this well-maintained property of 250 m² situated on a spacious 1,437 m² plot featuring a beautifully landscaped garden.

The estate includes:

- An auxiliary building (20 m²) designed as a studio.
- Multiple parking spaces, including one covered spot.
- Two water wells and a built-in outdoor grill.

Property Layout

The house spans three floors, offering ample living space and functionality:

1. Basement

- Two versatile rooms suitable as bedrooms, opening onto a covered balcony.
- A traditional coastal-style tavern and a bathroom.

2. Ground Floor (90 m²)

- Includes a kitchen, dining room, living room, two bedrooms, a bathroom, and a storage room.
- The living room and one bedroom lead to a covered balcony with sea views.

3. First Floor (90 m²)

- Comprises three bedrooms, an open-concept kitchen and living room, a veranda, a hallway, a bathroom, and a storage room.

Features and Upgrades

- Heating and cooling provided by a central wood-burning stove and inverter air conditioning units (Daikin and LG).
- Recently renovated roof (4 years old).

House

Veprinac, Opatija , Kvarner



- Impeccably maintained garden with lush greenery and decorative plants.

Key Benefits

- **Legal and Financial Readiness:** Clear ownership and all necessary documentation for mortgage financing.
- **Versatile Use:** Perfect for family living or as an investment opportunity.

Location and Appeal

This property offers breathtaking sea views and is located in a serene setting, making it ideal for a tranquil lifestyle or a lucrative rental opportunity.

Don't miss out on this unique property—contact us today to schedule a viewing!

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

Veprinac, Opatija , Kvarner



Price per m²:
1560 €

Average price/m² of this type
in this region:
2666 €

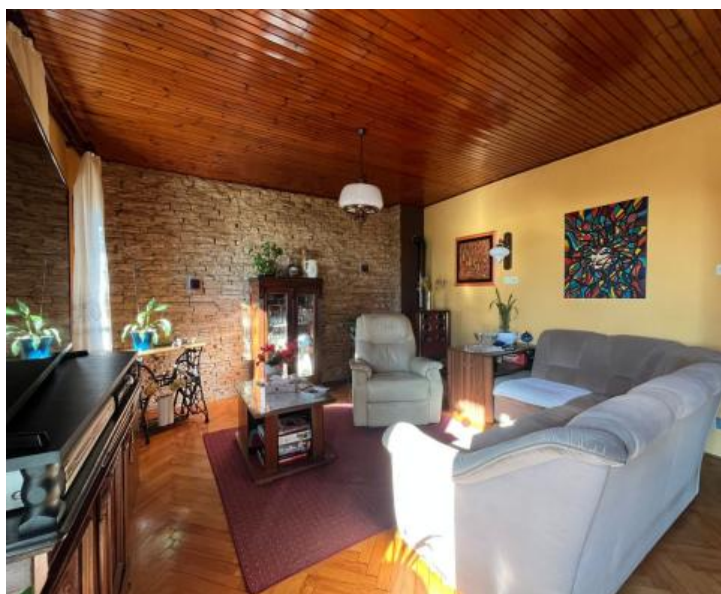
Median price/m² of this type
in this region:
2288 €

Average price/m² of this type
in Croatia:
2884 €

Median price/m² of this type
in Croatia:
2589 €

House

Veprinac, Opatija , Kvarner



House

Veprinac, Opatija , Kvarner



House

Veprinac, Opatija , Kvarner



House

Veprinac, Opatija , Kvarner



House

Veprinac, Opatija , Kvarner

