

# House

## Lukovo Šugarje, Karlobag



<b>Ref</b>	RE-U-36402
<b>Type</b>	House
<b>Region</b>	Karlobag
<b>Location</b>	Lukovo Šugarje
<b>Front line</b>	Yes
<b>Sea view</b>	Yes
<b>Distance to sea</b>	5 m
<b>Floorspace</b>	200 sqm
<b>Plot size</b>	65 sqm
<b>No. of bedrooms</b>	3
<b>No. of bathrooms</b>	3
<b>Price</b>	€ 550 000

### **House in Lukovo Šugarje, 1st Row to the Sea!**

### **Stunning Renovated Seafront House with Spectacular Views of the Sea and the Pag Channel!**

This beautiful home, with a total area of 210 m<sup>2</sup> and a footprint of 68 m<sup>2</sup>, is situated right by the coast. The house comprises a ground floor, first floor, and attic.

- **Ground Floor:** Includes a living room, kitchen, bathroom, and terrace.
- **First Floor:** Features a hallway, bathroom, and two bedrooms.
- **Basement:** Houses a studio apartment with a kitchen, bathroom, and terrace.

The property boasts two large water tanks, a barbecue area, and direct access to the sea, with stone beaches only 4 meters from the terrace. A separate covered terrace is designed for grilling and enjoying seafood delicacies.

The surrounding area is ideal for walking, cycling, or jogging, offering privacy and tranquility—perfect for relaxation and rejuvenation.

Located near Velebit National Park, the home provides a unique experience of nature and pristine seas. It is suitable for year-round living, equipped with heating, air conditioning, and a cozy indoor fireplace.

Thanks to its prime location, this house holds high tourist potential, making it an excellent investment. It is ideal for family living in a natural setting, offering an elevated quality of life.

### **Contact us today for more information or 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.

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Price per m<sup>2</sup>:  
2750 €

Average price/m<sup>2</sup> of this type  
in this region:  
3499 €

Median price/m<sup>2</sup> of this type  
in this region:  
2750 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
4067 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
3551 €



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