

House

Šmrika, Kvarner



Ref	RE-U-37069
Type	House
Region	Kvarner › Rijeka
Location	Šmrika
Front line	No
Sea view	No
Distance to sea	1410 m
Floorspace	95 sqm
Plot size	1200 sqm
No. of bedrooms	3

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No. of bathrooms

1

Price

€ 209 000

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Rijeka, Kraljevica, Šmrika - Detached House with 1,200 m² of Land! An Incredible Opportunity mere 1400 meters From the Sea!

This **detached house of 95 m²** is set on a spacious **1,200 m² plot** in an excellent location, just **approximately 1.41 km from the sea.**

This **property is in a prime and unique location** with great potential, making it perfect for **family living** but also a strong option for **tourism investment.**

It's an excellent opportunity for **investors** focused on the construction of residential buildings, apartments, or holiday rentals, but it's also ideal for those wanting to build a **vacation home with a pool** or a **family house/villa** in a peaceful and quiet 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.

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Price per m²:
2200 €

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:
2884 €

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

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