

House

Dramalj, Kvarner



Ref	RE-U-37153
Type	House
Region	Kvarner > Crikvenica
Location	Dramalj
Front line	No
Sea view	Yes
Floorspace	87 sqm
Plot size	150 sqm
No. of bedrooms	2
No. of bathrooms	2

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Price

€ 265 000

Renovated House with a Stunning Sea View in Dramalj!

This charming coastal terraced house, with a total area of **87 m²**, offers a comfortable and functional layout.

Property Layout:

- **Ground Floor:** Features a kitchen with a dining area, a bathroom, and a storage room.
- **First Floor:** Accessible via an internal staircase, this level includes two spacious bedrooms, a kitchen with a living room, and a **large 15 m² terrace** with breathtaking panoramic sea views.
- **Attic:** Situated above the first floor, providing access to the **garden and backyard** behind the house.

The house of 1900 was **completely renovated in 2003**, with the most recent updates completed in **2018**.

Outdoor Space:

The **150 m² yard** includes:

- A beautifully landscaped garden
- A **covered terrace** for outdoor relaxation
- A **small tool shed and storage room**
- A **large barbecue area**, perfect for gatherings
- **Private parking** in front of the house

Location - Crikvenica Riviera

Crikvenica is not just a town—it's a **riviera** made up of four interconnected coastal destinations: **Selce, Crikvenica, Dramalj, and Jadranovo**. Stretching along the Adriatic Sea in the **Kvarner Gulf**, this picturesque region belongs to **Primorje-Gorski Kotar County**, with its administrative center **Rijeka just 30 km away**.

Beyond its stunning coastline, Crikvenica also extends into the **Vinodol Channel**, covering an area of approximately **60 km²**. With a **longstanding tourism tradition**, the region's appeal is enhanced by its **excellent geographical location** and **well-developed road connections**. Thanks to its **proximity to Central Europe**, visitors can **easily reach Crikvenica within a day's drive**.

This renovated home offers a perfect blend of **coastal charm, comfort, and convenience**, making it an ideal **primary residence, vacation home, or investment property**.

Overall additional expenses borne by the Buyer of real estate in Croatia are around 7% of property cost in total,

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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:
3046 €

Average price/m² of this type
in this region:
2575 €

Median price/m² of this type
in this region:
2444 €

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

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

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