

# House

Stara Baska, Kvarner



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<b>Ref</b>	RE-U-36144
<b>Type</b>	House
<b>Region</b>	Kvarner > Island Krk
<b>Location</b>	Stara Baska
<b>Front line</b>	No
<b>Sea view</b>	Yes
<b>Distance to sea</b>	80 m
<b>Floorspace</b>	85 sqm
<b>Plot size</b>	16 sqm
<b>No. of bedrooms</b>	3
<b>No. of bathrooms</b>	2
<b>Price</b>	€ 375 000

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### Stone House with Two Apartments, Just 80 Meters from the Sea - Baška, Krk Island (Peninsula)!

This **charming stone house**, located in the heart of **Baška**, offers a **prime location just 80 meters from the sea**. The property consists of **two separate apartments**, each with **its own entrance**.

On the **ground floor**, there is a **16 m<sup>2</sup> terrace** and a **26 m<sup>2</sup> studio apartment**, providing a cozy living space. The second apartment, spread over **two levels**, has a **net living area of 53 m<sup>2</sup>** and features an **11 m<sup>2</sup> terrace**. The **first floor** consists of a **kitchen with a dining area, a living room, and a bathroom**. An **internal staircase** leads to the **second floor**, where there is a **spacious bedroom with a terrace**, as well as an **additional sleeping area in the gallery** with a **beautiful sea view**.

The house was **fully renovated in 2018**, with **new concrete floor structures, thermal insulation on the facade, a new roof, and completely replaced electrical and plumbing installations**. The windows are **PVC with triple-glazed glass and aluminum shutters**. For **comfort and efficiency**, the property is equipped with **electric underfloor heating in all rooms** and **three high-quality Toshiba inverter air conditioning units** for cooling.

Both apartments are **fully furnished and equipped**, including **washing machines, dishwashers, TVs, and various kitchen appliances**. Everything from **bedding and towels to kitchen utensils** is provided, making the property **move-in ready** and ideal for **tourist rentals**. Thanks to its **excellent location and high-quality amenities**, the property has been successfully rented as a **four-star accommodation for up to 150 days per year**.

Parking is a **major concern in Baška**, but the current owner has secured a **designated parking space approximately 200 meters from the house**. Additionally, the owner **has multiple parking spaces available** and is willing to **rent up to three spaces** to the buyer of this property. The rental price is **€450 per year**, which is **€50 less than the municipality's privileged parking permit**. Unlike the municipal permit, this private parking option guarantees an **allocated, fenced, and always available parking space**.

This is a **fantastic opportunity** to own a **fully renovated and furnished seaside home** in one of the most sought-after locations on the Adriatic! Contact us for more details 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>:  
4412 €

Average price/m<sup>2</sup> of this type  
in this region:  
3114 €

Median price/m<sup>2</sup> of this type  
in this region:  
2891 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
2884 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
2589 €

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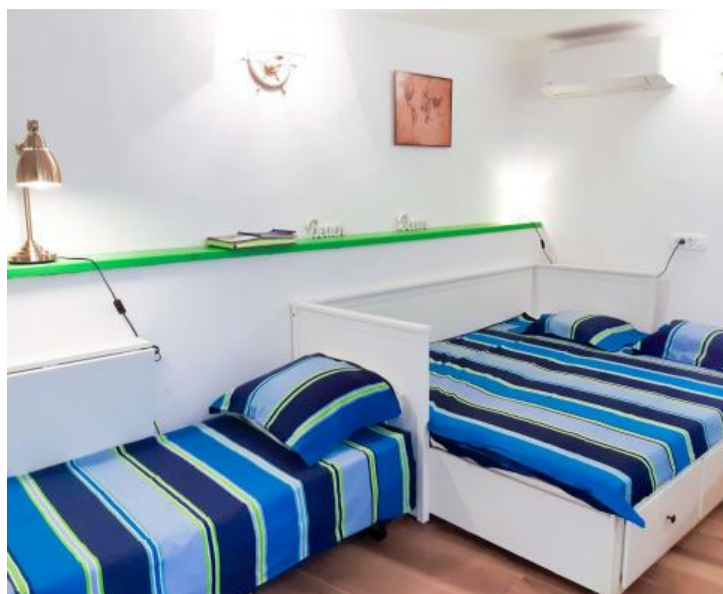
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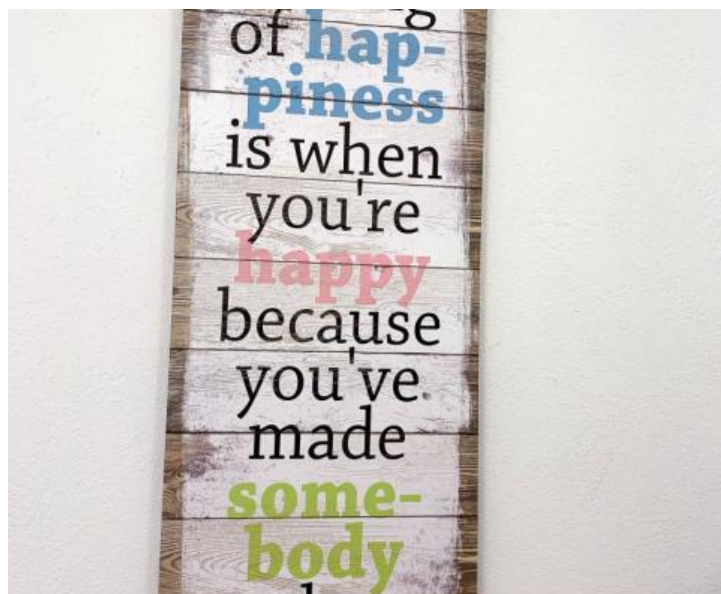
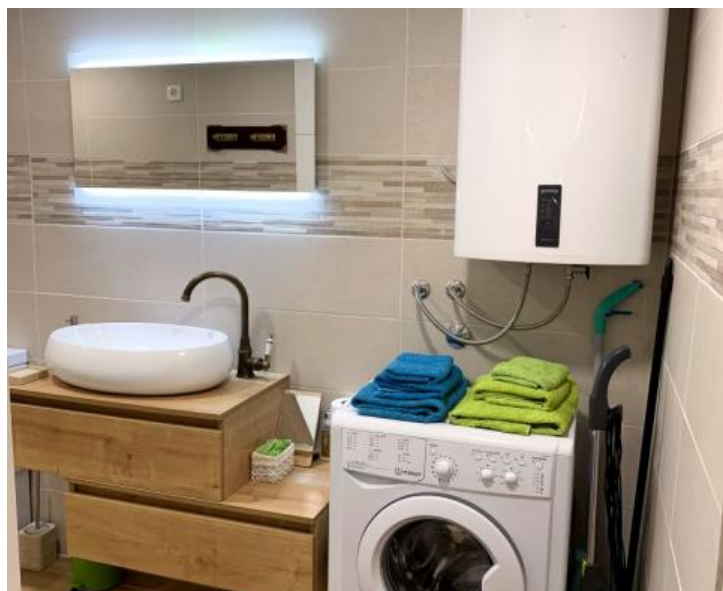
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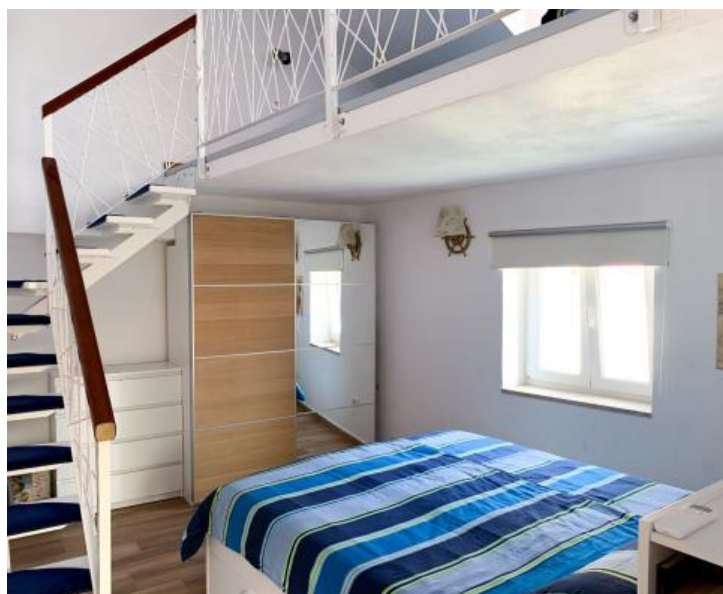
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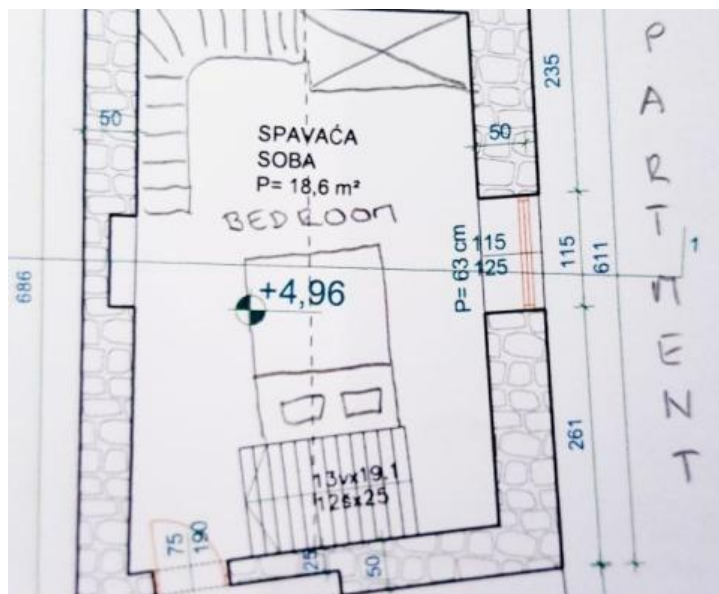
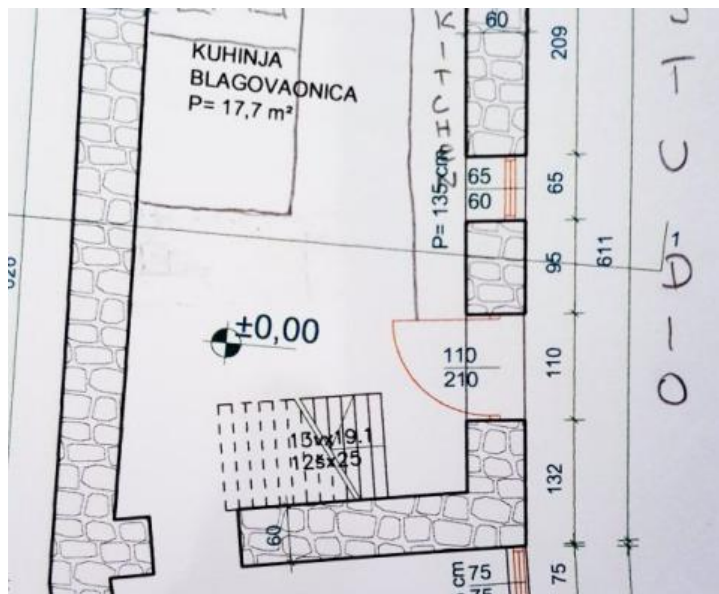
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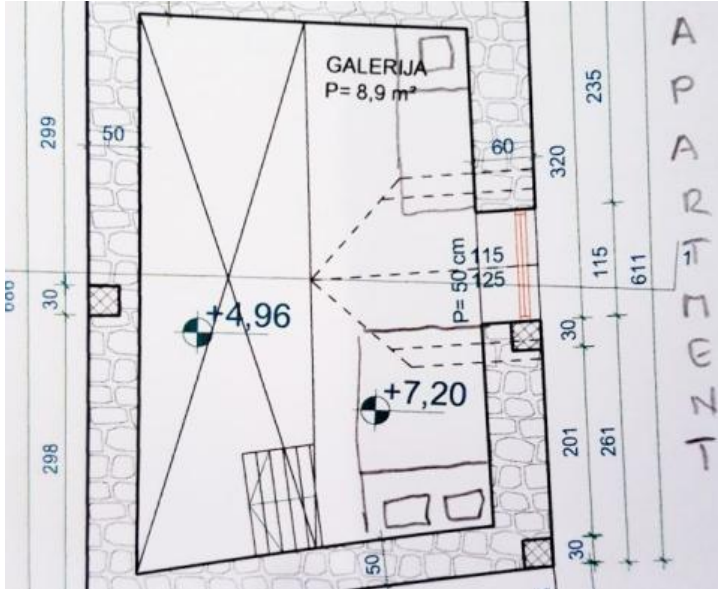
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