

House

Selce, Kvarner



Ref	RE-U-34521
Type	House
Region	Kvarner › Crikvenica
Location	Selce
Front line	No
Sea view	Yes
Distance to sea	250 m
Floorspace	149 sqm
Plot size	20 sqm

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No. of bedrooms	3
No. of bathrooms	2
Price	€ 289 000

Coastal House in Selce with Two Apartments, Just 250 Meters from the Sea

We are offering a beautiful coastal house for sale in a quiet part of Selce, just **250 meters from the sea and the town center**. The house has a total area of **149 m²** and is spread over three floors.

The **ground floor** features a covered entrance with authentic stone details, a guest toilet, and a spacious tavern-style living room, dining area, and kitchen. Thanks to the thick stone walls, the interior remains pleasantly cool throughout the year. From the ground floor, stone stairs lead up to the **first mezzanine level**, which includes an original stone barbecue and a traditional stone sink (lavandin).

Continuing up the stairs, you reach the **first covered terrace**, which provides access to the **first floor**. This level consists of **three bedrooms, a hallway, and a bathroom**. The **top floor** features an **open terrace** with a stunning view of the sea and the Kvarner Bay.

Additionally, the first floor also contains **a separate apartment with two bedrooms, a bathroom, and a kitchen with a dining area**. The dining area leads to a **balcony with a sea view**.

The house has been **completely renovated and well-maintained**. Ownership is **clear (1/1) with all necessary legalization completed**.

This is an **ideal holiday home**, located in a peaceful part of Selce yet within close proximity to all essential amenities. With the **sea just 250 meters away**, it is also a **great investment opportunity** for tourist rentals.

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:
1940 €

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:
2591 €

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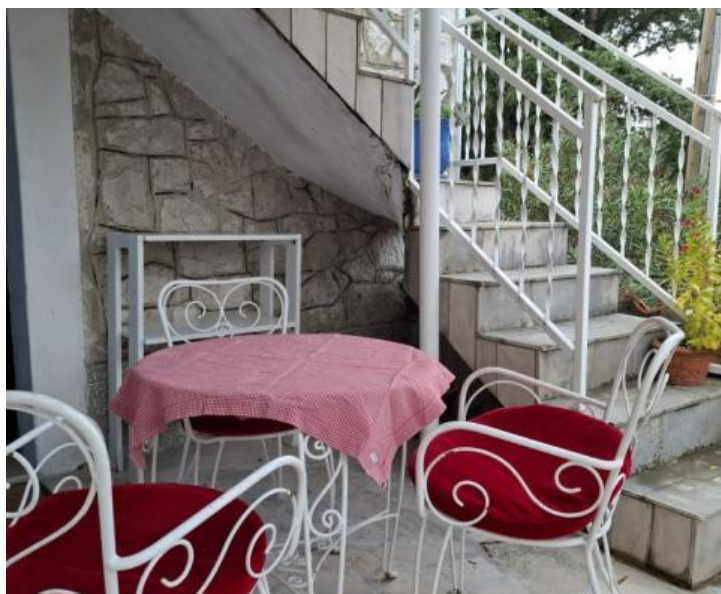
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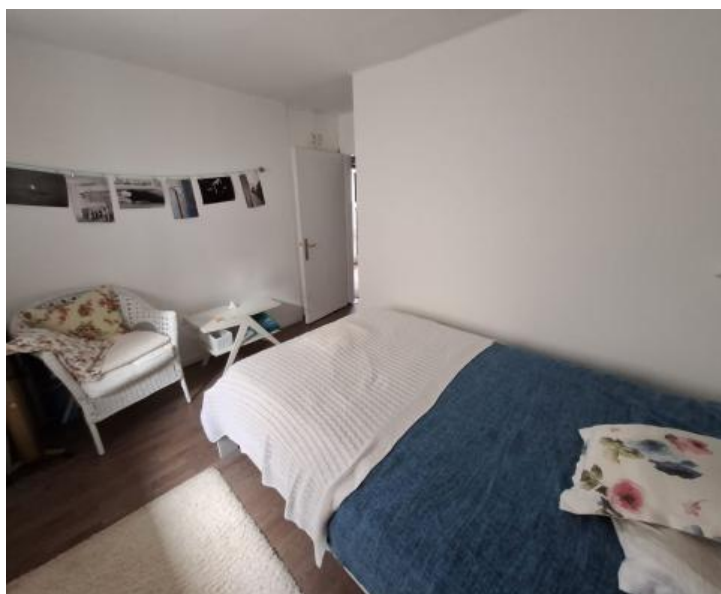
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