House
Posedarje, Karlobag

Tel: +385 91 357 3071 Viber, Whatsapp
info@adrionika.com
www.adrionika.com

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Posedarje, Karlobag

Ref	RE-U-38019
Type	House
Region	Karlobag
Location	Posedarje
Front line	Yes
Sea view	Yes
Distance to sea	50 m
Floorspace	85 sqm
Plot size	300 sqm
No. of bedrooms	2
No. of bathrooms	1
Price	€ 225 000

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Real Estate in Croatia

A beautiful house with direct access to the sea is for sale in Posedarje, offering a unique opportunity just 50 meters from the water. Located in a peaceful and idyllic setting, this detached home has a living area of 85 m² and sits on a spacious 300 m² plot, making it ideal for both vacation and permanent living. From the terrace and bedrooms, there is a stunning view of the sea, while the landscaped garden with Mediterranean plants creates a relaxing atmosphere.

The house consists of a main apartment on the elevated ground floor and a basement. The interior includes a living room with a kitchen, two bedrooms, and a bathroom. The property is connected to electricity and water and has a septic tank.

The yard is well-maintained, but the house requires some interior renovation. There is also the option of exchanging it for a property in Zadar or an apartment in Zagreb.

A key advantage of this home is its proximity to the beach, offering peace and privacy—something rarely found in tourist destinations. With minimal investment, it can become your perfect home or seaside retreat.

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:
2647 €

Average price/m² of this type
in this region:
3499 €

Median price/m² of this type
in this region:
2750 €

Average price/m² of this type
in Croatia:
4067 €

Median price/m² of this type
in Croatia:
3551 €

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