

House

Smokvica Krmpotska, Kvarner



Ref	RE-U-38916
Type	House
Region	Kvarner > Novi Vinodolski
Location	Smokvica Krmpotska
Front line	No
Sea view	Yes
Distance to sea	70 m
Floorspace	244 sqm
Plot size	265 sqm

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No. of bedrooms	4
No. of bathrooms	3
Price	€ 398 000

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Wonderful house with open sea views, just 70 meters from the sea!

This attractive house is located in the settlement of Smokvica near Novi Vinodolski, in a unique location near the sea. The beach is only 70 meters away.

The large balconies of this house offer a wonderful view of the sea and the island of Krk.

The property with a total surface of 244 m² was built as a duplex on a plot of land of 265 m². There are 3 apartments on three floors.

The house has a garage, a basement and a parking lot. The whole house has a solar device on the roof for hot water.

The lower apartment with 93.85 m² net has a large terrace of 48 m², a separate entrance from the main street and is registered as a business premises. It is ideal for a restaurant, cafe or shop, and it can also be used as an apartment.

1st floor: Apartment on the first floor with 68.51 m² net consists of two bedrooms, bathroom, kitchen and living room (open space) and a large terrace with a view of the sea. The apartment is air-conditioned.

2nd floor: Apartment on the second floor with 82.54 m² net consists of two bedrooms, bathroom, kitchen and living room (open space) and a large terrace with a wonderful view of the sea and the island of Krk. The apartment is air-conditioned.

The house has a large attic with potential for further construction. Great potential.

The house is massively built, preserved and in very good condition. The windows and balcony doors are aluminum, the fence is stainless steel. The house has energy class C.

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:
1631 €

Average price/m² of this type
in this region:
1953 €

Median price/m² of this type
in this region:
2001 €

Average price/m² of this type
in Croatia:
2880 €

Median price/m² of this type
in Croatia:
2575 €

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