

House

Lupoglav, Kvarner



Ref	RE-U-11101
Type	House
Region	Kvarner > Opatija
Location	Lupoglav
Front line	No
Sea view	No
Distance to sea	30000 m
Floorspace	160 sqm
Plot size	6800 sqm
No. of bedrooms	4

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No. of bathrooms

2

Price

€ 364 000

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Unique estate of 6800 sq.m. in Lupoglav area!

On huge green territory there is a house of 160m² surrounded by untouched nature!

A property for sale on the southern slopes of Učka, 4 km from the exit of the Učka tunnel.

The house of a total of 160 m² is a potential villa under construction on a 6,800 m² garden (possible to purchase additional space) which allows the construction of swimming pools, tennis courts, bowling alleys or other facilities.

It is located in a secluded area surrounded by greenery and is on the edge of a green belt, where no further construction is allowed, which ensures maximum privacy and peace, and the Učka Nature Park.

The distance from attractive tourist locations is within one hour drive, and the distances are shown on the map of Istria. The close proximity of hunting areas, paragliding starting points, and the possibility of developing agritourism, cycling tourism, etc., makes it interesting for different types of users.

The garden is cultivated with centuries-old oaks and cherry, walnut and hazelnut trees, spring water, lawn with irrigation intended for expansion, arable fenced garden. Within the garden there is a workshop 4x4 m with storage for tools and mowers. The house was built with "healthy" materials: solid brick with wooden ceilings and wooden roof thermally insulated and wooden thermo carpentry.

A central heating installation has been prepared, but the current heating is wood and pellet stoves. Electricity, water and roof installations were renovated in 2010.

Conceptually, the house is designed as a family with a large kitchen, dining room, very large living room, three double bedrooms (one of which has not yet been built) and two bathrooms and an additional separate toilet. However, the large living room has become a studio as an independent unit that is adapted to people with special needs. In principle, the house can be organized as two residential units with two two-storey living spaces. The attic space currently serves as storage, but it is possible to arrange it in a residential area.

Great investment!

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:
2275 €

Average price/m² of this type
in this region:
2666 €

Median price/m² of this type
in this region:
2288 €

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

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

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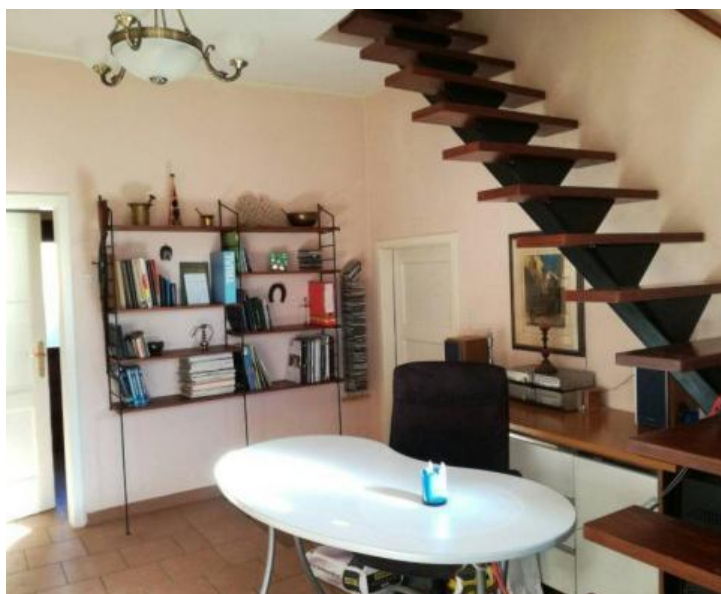
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