

# Mini-hotel

Krk, Kvarner



<b>Ref</b>	RE-U-12353
<b>Type</b>	Mini-hotel
<b>Region</b>	Kvarner > Island Krk
<b>Location</b>	Krk
<b>Front line</b>	No
<b>Sea view</b>	Yes
<b>Distance to sea</b>	100 m
<b>Floorspace</b>	346 sqm
<b>Plot size</b>	317 sqm

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<b>No. of bedrooms</b>	4
<b>No. of bathrooms</b>	3
<b>Price</b>	€ 1 500 000

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Super-attractive detached real estate with three apartments just 100 meters from the sea in the town of Krk! House has total area of 346m<sup>2</sup> and a land plot of 523m<sup>2</sup>.

It consists of a three levels.

Basement offers garage, storage and boiler room.

Ground floor has two one-bedroom apartments.

First floor benefits spacious two-bedroom apartment.

An internal staircase connects the garage, the main entrance door and one apartment on the ground floor and the apartment on the first floor while the second apartment on the ground floor has its own entrance and a separate garage.

Each apartment on the ground floor consists of a hallway, bedroom, kitchen and living room and terrace.

The apartment on the first floor, which occupies the entire floor, consists of a hallway, two bedrooms, kitchen with spacious and lighted dining room and living room with access to a large terrace with beautiful sea views and a green belt.

The house was partially refurbished in 2013 including the roof. The carpentry is aluminum / wood while underfloor heating on solar / electricity and air conditioning in each residential unit provide great comfort. The garden of 317m<sup>2</sup> allows three more parking spaces while the garden with Mediterranean plants is a unique oasis for enjoying the warm days.

This property can be turned into a wonderful family villa or alternatively be used as a tourist property with three apartments. Great position just 100 meters from the sea is a guarantee to high occupancy.

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>:  
4335 €

Average price/m<sup>2</sup> of this type  
in this region:  
2988 €

Median price/m<sup>2</sup> of this type  
in this region:  
2374 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
2709 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
2332 €

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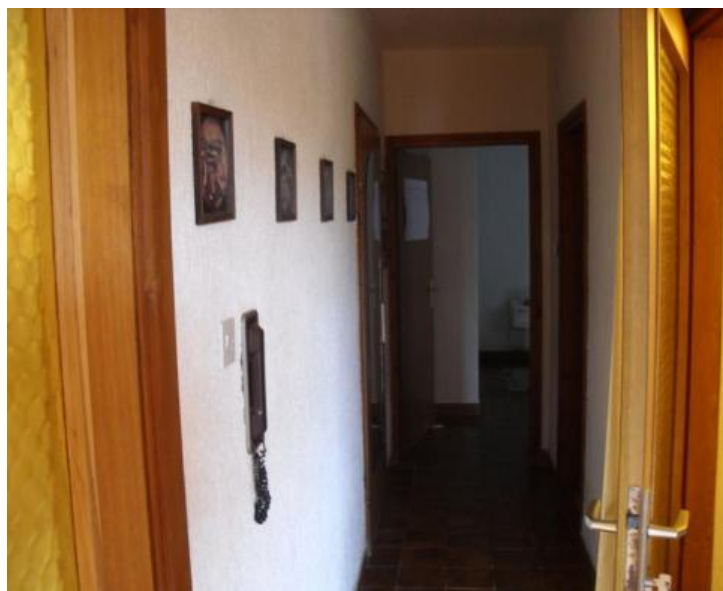
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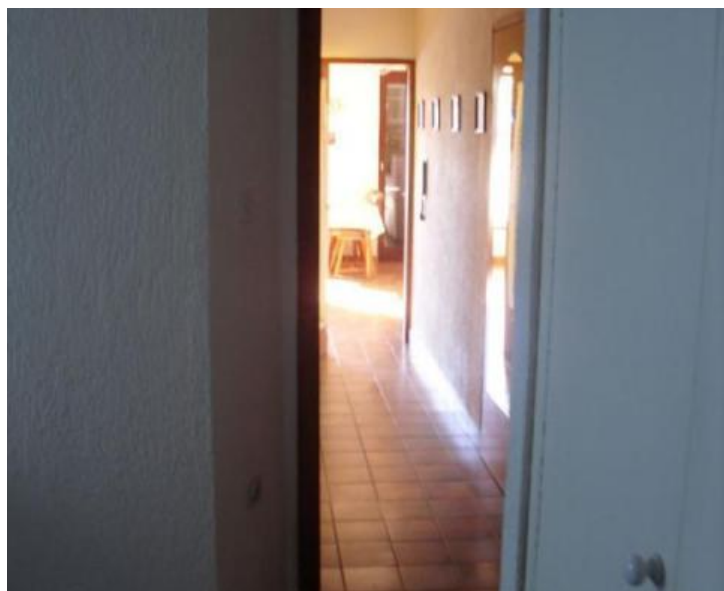
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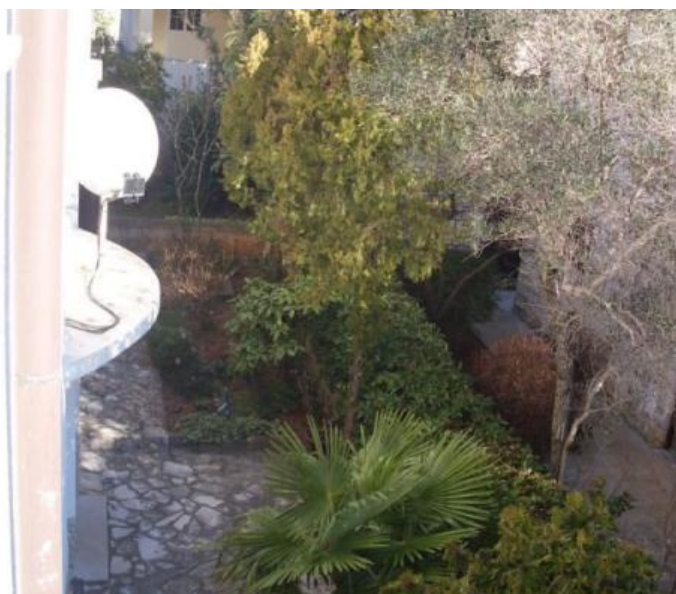
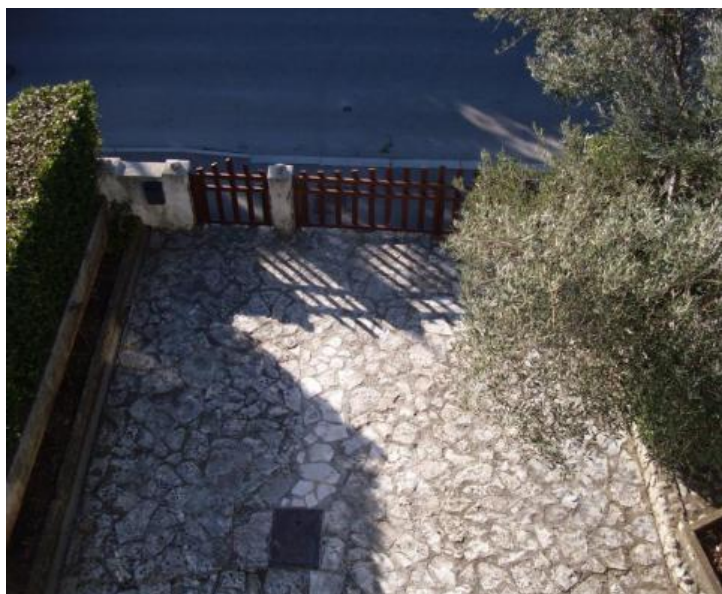
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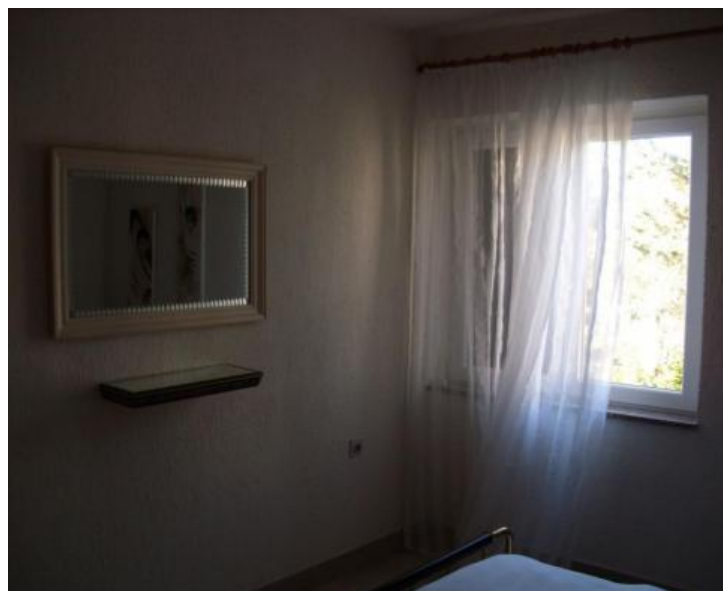
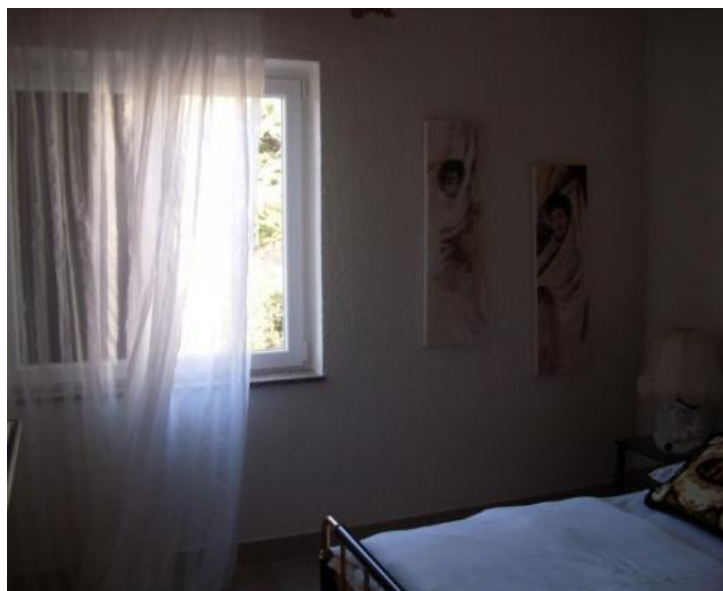
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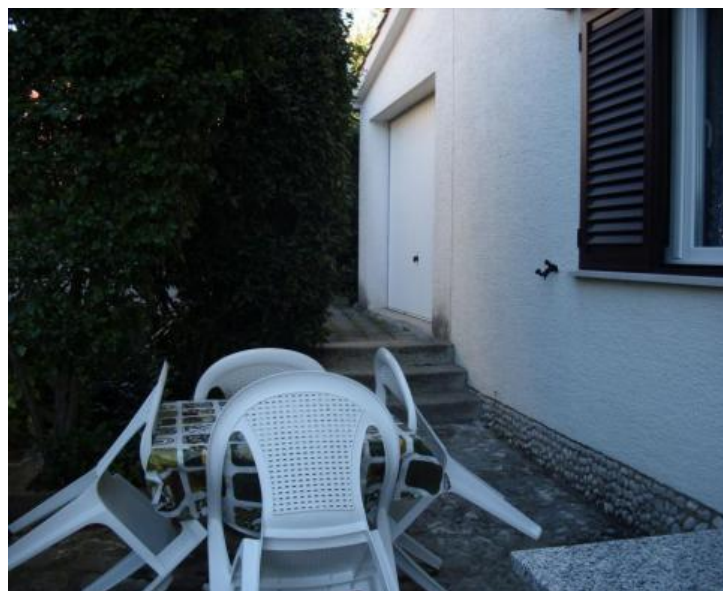
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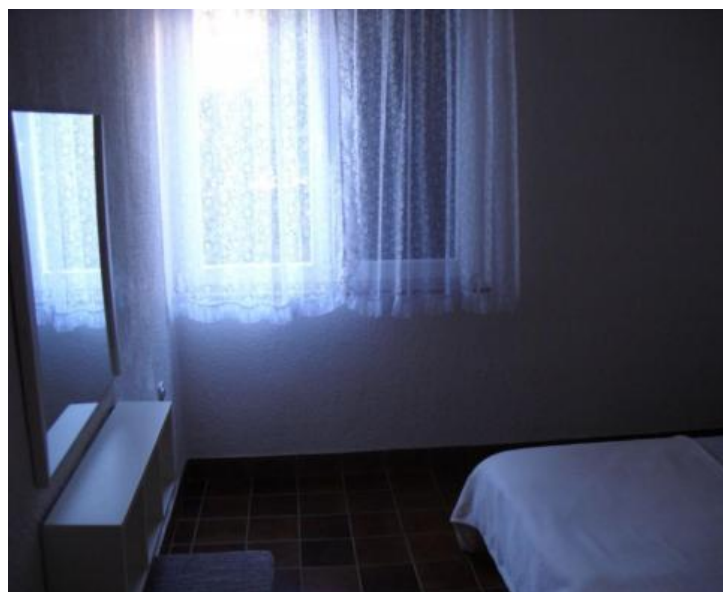
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