

# House

## Garica, Vrbnik, Kvarner



|                        |                      |
|------------------------|----------------------|
| <b>Ref</b>             | RE-U-12456           |
| <b>Type</b>            | House                |
| <b>Region</b>          | Kvarner > Island Krk |
| <b>Location</b>        | Garica, Vrbnik       |
| <b>Front line</b>      | No                   |
| <b>Sea view</b>        | No                   |
| <b>Distance to sea</b> | 3000 m               |
| <b>Floorspace</b>      | 200 sqm              |
| <b>Plot size</b>       | 2000 sqm             |

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|                         |           |
|-------------------------|-----------|
| <b>No. of bedrooms</b>  | 4         |
| <b>No. of bathrooms</b> | 1         |
| <b>Price</b>            | € 370 000 |

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Rare property for sale in Garica, Vrbnik area!  
Total floorspace is 200 sq.m. Land plot is 2000 sq.m.  
Distance to the sea is 3 km.

It consists of two houses, a garage, a stable, an outdoor toilet, an outdoor shower and a well.

The main house is of recent construction and consists of a tavern, a summer kitchen and a spacious covered terrace on the ground floor. On the first floor, there is a kitchen, dining room, living room, two spacious bedrooms and a bathroom. The dining room opens onto a spacious terrace.

The second house, floor plan area of approx. 60m<sup>2</sup>, in the nature of antiques for reconstruction, consists of a tavern, ground floor and one floor.

Due to its location and the size of the plot, with more than enough space to build a swimming pool, this property represents an excellent investment for tourist rental.  
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>:  
1850 €

Average price/m<sup>2</sup> of this type  
in this region:  
3114 €

Median price/m<sup>2</sup> of this type  
in this region:  
2891 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
2884 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
2589 €

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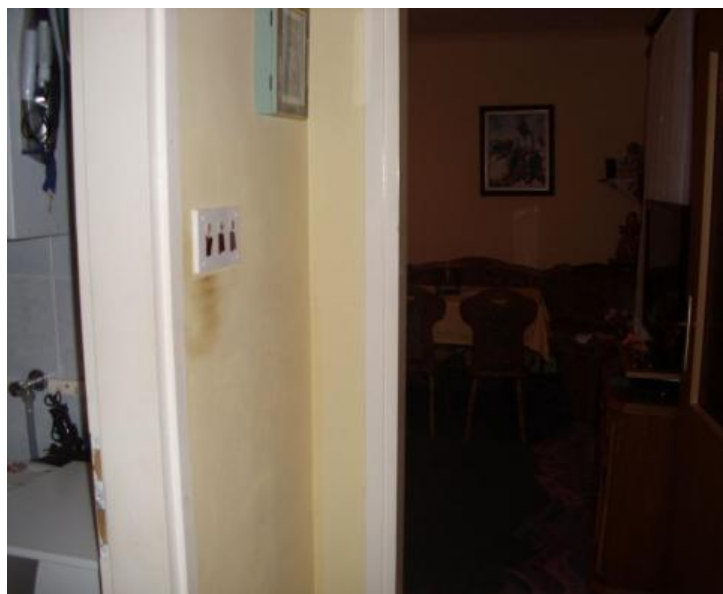
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