

# House

## Omišalj, Kvarner



**Ref**

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<b>Type</b>	House
<b>Region</b>	Kvarner › Island Krk
<b>Location</b>	Omišalj
<b>Front line</b>	No
<b>Sea view</b>	Yes
<b>Distance to sea</b>	300 m
<b>Floorspace</b>	54 sqm
<b>No. of bedrooms</b>	1
<b>No. of bathrooms</b>	1
<b>Price</b>	€ 190 000

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How in Omišalj with sea views!  
Views were really incredible 100 years ago!  
Total area is 54 sq.m.

Completely remodelled and equipped, it represents a very rare opportunity.  
The house itself, like everything in the surroundings, is built on the rocks, which gives it an additional autochthonous feel of Croatia.  
It consists of a ground floor where there is a kitchen with a dining room and a bathroom.  
Upstairs there is a bedroom and one smaller additional room. On the next floor there is a living room with a view of the sea.  
The house is very carefully arranged. Rustic with modern elements prevails.  
All the wooden work in the house is handmade, made of Slavonian oak. DanKuchen kitchen, air-conditioned on each floor.  
There is preparation for a fireplace in the living room.  
Unique!  
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>:  
3519 €

Average price/m<sup>2</sup> of this type  
in this region:  
3138 €

Median price/m<sup>2</sup> of this type  
in this region:  
2980 €

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

Median price/m<sup>2</sup> of this type  
in Croatia:  
2590 €



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