

House

Sveta Jelena, Mošćenička Draga,
Kvarner



Ref	RE-U-22819
Type	House
Region	Kvarner > Opatija
Location	Sveta Jelena, Mošćenička Draga
Front line	No
Sea view	Yes
Distance to sea	1250 m
Floorspace	200 sqm
Plot size	1000 sqm
No. of bedrooms	2
No. of bathrooms	1
Price	€ 450 000

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House Sveta Jelena, Mošćenička Draga, with great sea views!
Total area is 200 sq.m. Land plot is 1000 sq.m.

The house is accessed by an asphalt road and is connected to the public water supply system.
The house is located in a secluded area, within greenery, next to it is another family house, and according to the spatial plan, it is possible to build only one more house in that area.
There is a green belt in front and behind the house, so there is no possibility of obscuring the view of the sea or the forest.

The house has three apartments and consists of a ground floor and a first floor, as well as a tavern and a tool room/smoking room.
The entire first floor extends over the furnished living space, in nature a three-room apartment with a living room, kitchen and bathroom of 83 m², and a balcony of 10 m² and a large terrace of 30 m². A total of 123 m².
With a light refreshment, the apartment is ready for immediate occupancy.

The ground floor is an unfurnished living space of 60 m² that can be arranged into two apartments/small apartments or one large apartment.
Electricity, water and sewage installations have been prepared for connecting the ground floor.
The tavern/storage room is semi-buried with an area of 17 m², and there is a tool room/smokehouse with an area of approx. 5-6 m².

Last year, a new septic tank was built, as well as a new drain installation to it.
The area of the plot on which the house is located is 1027 m², which is naturally a beautiful green garden with a small orchard and garden.
There is also a brick stone fireplace/barbecue on the plot.
The large terrace in front of the house as well as the landscaped orchard plateau behind the house are ideal places for hanging out in the fresh air on warm summer evenings.
The plot is large enough and has a favorable shape that a swimming pool can be built on it.

There is enough space in front of the house to park several autos.

No one lives in the house at the moment, which means that it can be moved into immediately.

This property is 1.25 km from the sea as the crow flies, or 5.9 km by car (about 10 minutes).
The most beautiful beaches of Liburnia are only a 5-minute drive away, and there is also a newly opened golf course nearby.
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:
2250 €

Average price/m² of this type
in this region:
2681 €

Median price/m² of this type
in this region:
2321 €

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

Median price/m² of this type
in Croatia:
2591 €

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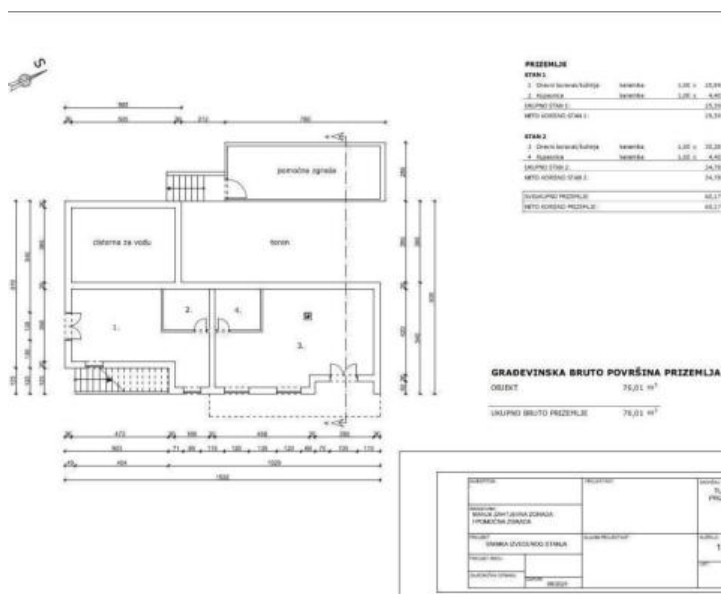
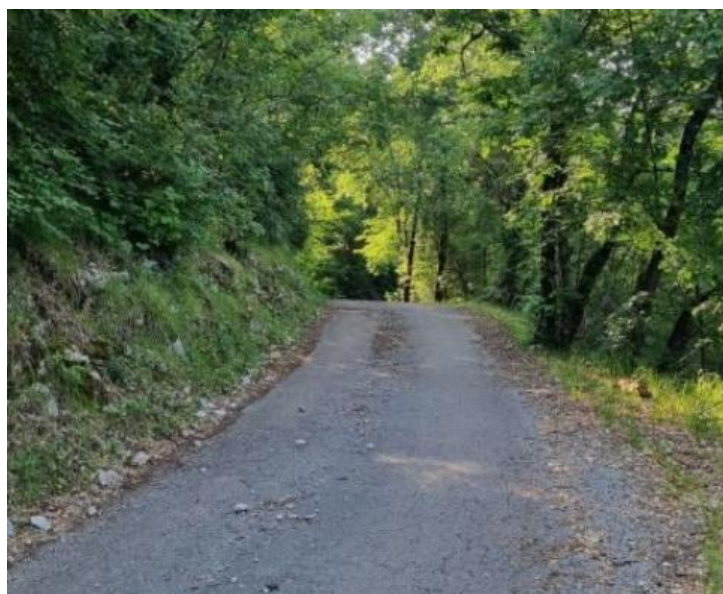
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