

# House

## Opatija , Kvarner



|                        |                   |
|------------------------|-------------------|
| <b>Ref</b>             | RE-U-24479        |
| <b>Type</b>            | House             |
| <b>Region</b>          | Kvarner > Opatija |
| <b>Location</b>        | Opatija           |
| <b>Front line</b>      | No                |
| <b>Sea view</b>        | Yes               |
| <b>Floorspace</b>      | 140 sqm           |
| <b>Plot size</b>       | 386 sqm           |
| <b>No. of bedrooms</b> | 1                 |

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**No. of bathrooms**

1

**Price**

€ 399 000

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**Old price 430 000 eur, new price 399 000 eur!**

House in Opatija center, with wonderful open sea views!

Total area is 140 sq.m. Land plot is 386 sq.m.

The house consists of the ground floor + 1st floor and each has a separate entrance.

Ground floor - apartment with a total area of 71 m<sup>2</sup>, which consists of a hallway, kitchen, living room, bedroom and bathroom. The ground floor is habitable with minor adaptation.

1st floor - currently one large room, basically the entire floor without partitions in roch-bau condition, and investment is required.

Certainly a property for family life, but also suitable as an investment in the form of tourism.

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>:  
2850 €

Average price/m<sup>2</sup> of this type  
in this region:  
2666 €

Median price/m<sup>2</sup> of this type  
in this region:  
2288 €

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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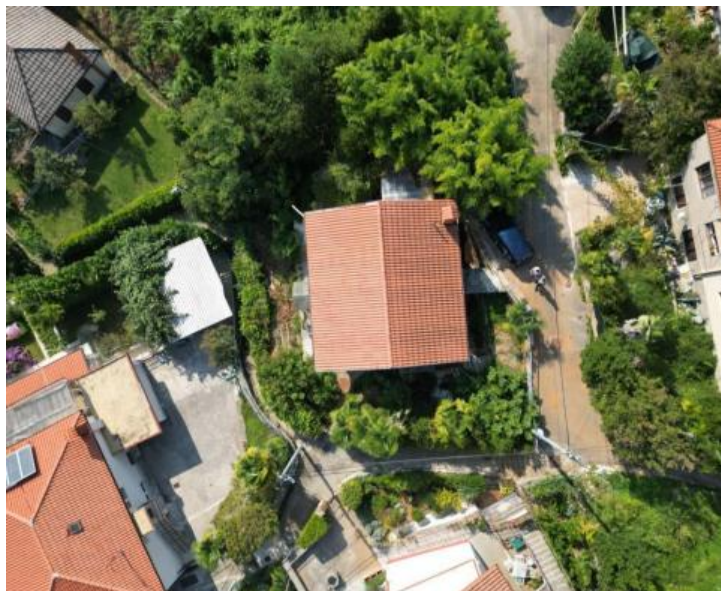
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