

# House

Hajdine, Vrbovsko, Kvarner



<b>Ref</b>	RE-U-27113
<b>Type</b>	House
<b>Region</b>	Kvarner > Rijeka
<b>Location</b>	Hajdine, Vrbovsko
<b>Front line</b>	No
<b>Sea view</b>	No
<b>Floorspace</b>	75 sqm
<b>Plot size</b>	1500 sqm
<b>No. of bedrooms</b>	2
<b>No. of bathrooms</b>	1
<b>Price</b>	€ 220 000

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Presenting an extraordinary opportunity to invest in a tourist haven, we proudly offer a charming wooden holiday house nestled in the heart of Gorski Kotar, Vrbovsko. Boasting a distinctive structure spanning 75m<sup>2</sup> across two floors, each thoughtfully designed to cater to diverse guest needs.

The lower floor of this residence is a recreational haven, featuring a well-equipped kitchen, table tennis, billiards, table football, and darts. Ideal for relaxation and socializing, this area is complemented by a central heating room ensuring a cozy atmosphere throughout your stay.

Ascending to the upper floor unveils the residential quarters accommodating up to 6 people. Two bedrooms on the gallery, a living room with additional sleeping arrangements, a fully equipped kitchen, a bathroom, and a covered terrace collectively contribute to a comfortable and functional living space. Beyond indoor pleasures, guests can bask in the fresh air on the covered terrace designed for relaxation.

The outdoor space further enhances the appeal of this property. A socializing area, barbecue facilities, a children's playground, and a sun deck with loungers offer a plethora of opportunities for outdoor leisure. The expansive 1500m<sup>2</sup> yard provides a captivating view of the surrounding forest, creating a picturesque backdrop for a genuine escape from the routine of everyday life.

Considering these exceptional attributes, this Vrbovsko residence not only promises an unforgettable stay for guests but also represents a sound investment in Gorski Kotar's burgeoning tourism sector.

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>:  
2933 €

Average price/m<sup>2</sup> of this type  
in this region:  
2051 €

Median price/m<sup>2</sup> of this type  
in this region:  
1961 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
2885 €

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

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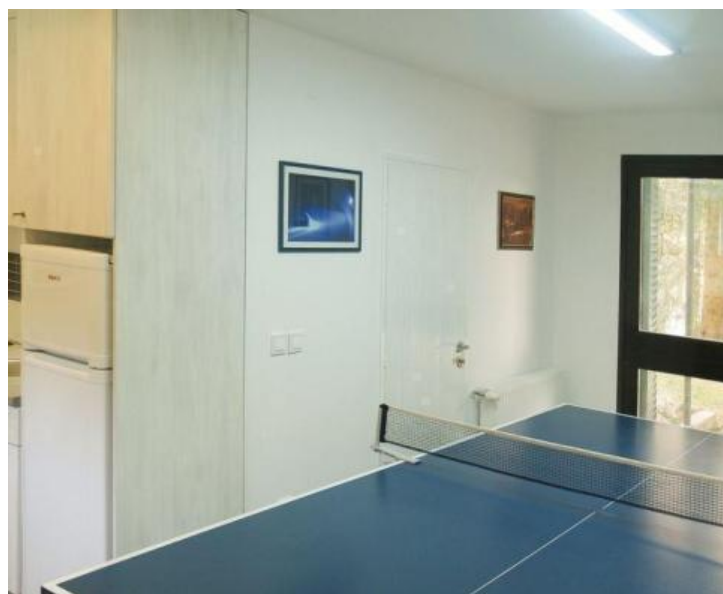
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