

# House

Lukovo Šugarje, Karlobag, Karlobag



<b>Ref</b>	RE-U-27808
<b>Type</b>	House
<b>Region</b>	Karlobag
<b>Location</b>	Lukovo Šugarje, Karlobag
<b>Front line</b>	Yes
<b>Sea view</b>	Yes
<b>Distance to sea</b>	5 m
<b>Floorspace</b>	206 sqm
<b>No. of bedrooms</b>	6

Tel: +385 91 357 3071 Viber, Whatsapp  
info@adrionika.com  
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**No. of bathrooms**

3

**Price**

€ 550 000

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## Lukovo Šugarje, Karlobag, Karlobag



We are glad to offer an excellent house of 3 apartments right by the sea with a garage for a boat!  
Waterfront property of 206 sq.m. in Lukovo Šugarje!

It consists of three separate units. The house itself is divided into three separate apartments.  
Two residential units are located on the ground floor and function as 1-bedroom apartments with a living room (1S+DB).  
On the first floor, there is a two-bedroom apartment that also has a balcony overlooking the sea.  
Beside the house, there is a building where a separate residential unit is constructed, serving as a 1-bedroom apartment with a living room (1S+DB).  
At the end of the property, there is a garage used for a boat.  
A slipway from the sea leads to the garage. In front of the house, there is a beach exclusively used by the residents of the mentioned property.

The property is situated in a quiet and peaceful location without mass tourism, making it ideal for relaxation and leisure.

An excellent opportunity right by the sea!

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>:  
2670 €

Average price/m<sup>2</sup> of this type  
in this region:  
3499 €

Median price/m<sup>2</sup> of this type  
in this region:  
2750 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
4067 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
3551 €

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