

# House

## Crikvenica, Kvarner



<b>Ref</b>	RE-U-28731
<b>Type</b>	House
<b>Region</b>	Kvarner > Crikvenica
<b>Location</b>	Crikvenica
<b>Front line</b>	No
<b>Sea view</b>	Yes
<b>Distance to sea</b>	150 m
<b>Floorspace</b>	313 sqm
<b>Plot size</b>	650 sqm

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<b>No. of bedrooms</b>	8
<b>No. of bathrooms</b>	2
<b>Price</b>	Price upon request

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House in Crikvenica with great potential, 150 meters from the sea and with sea views.  
Total area is 313 sq.m. Land plot is 650 sq.m.

The house spans three floors with a total of eight spacious bedrooms, two bathrooms, and four separate toilets, a living room with a dining area, an indoor and outdoor staircase, two terraces offering a beautiful sea view, a garage, and a garden, all situated on a 650 m<sup>2</sup> plot. Although it requires complete renovation, this house offers an exceptional investment opportunity.

Given the size of the plot and its proximity to the sea, there is potential to build three separate apartments, each with its own entrance. Additionally, if the future owner decides to demolish the existing structure, it is possible to construct a residential building with 6 apartments or a smaller hotel on the plot.

The proximity to the sea and the most famous beaches in Crikvenica, along with the prime location and the current impossibility of finding a similar property in Crikvenica itself, make this property extremely valuable. It represents a perfect investment opportunity, opening doors to various investment possibilities. Don't miss the chance to become the owner of this beautiful property in one of the most sought-after locations in Crikvenica. Contact us today to find out more and seize this exceptional opportunity.

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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Average price/m<sup>2</sup> of this type  
in this region:  
2576 €

Median price/m<sup>2</sup> of this type  
in this region:  
2444 €

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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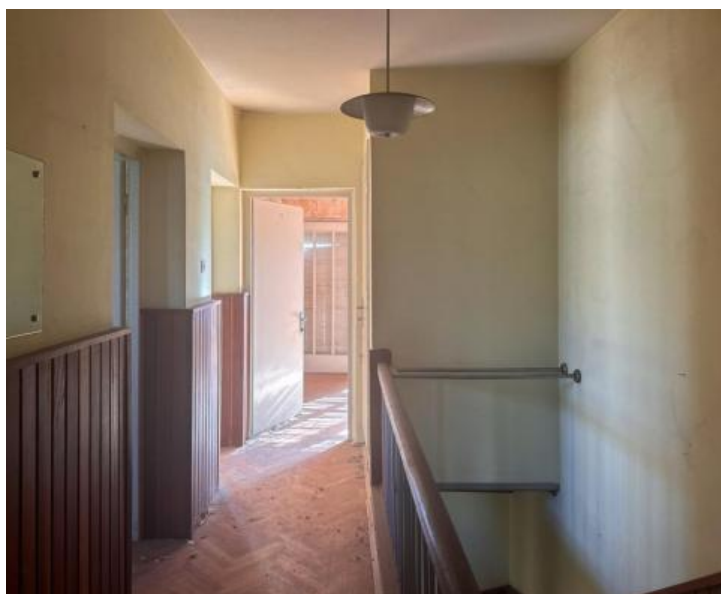
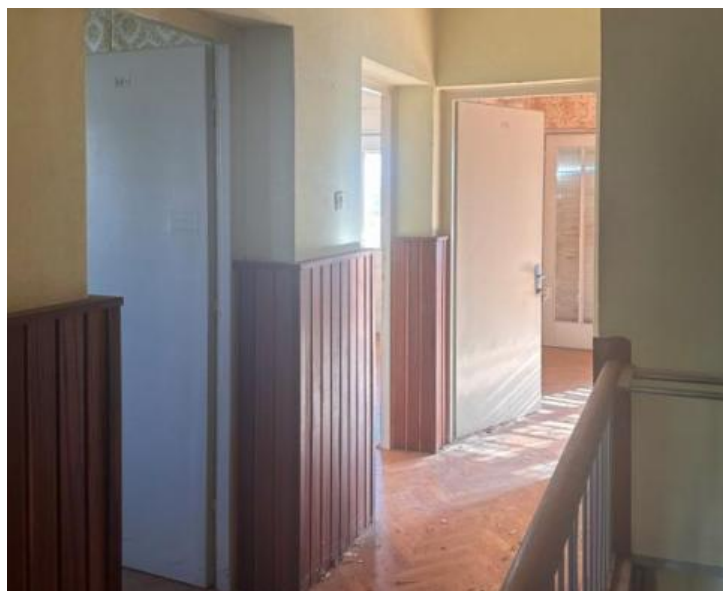
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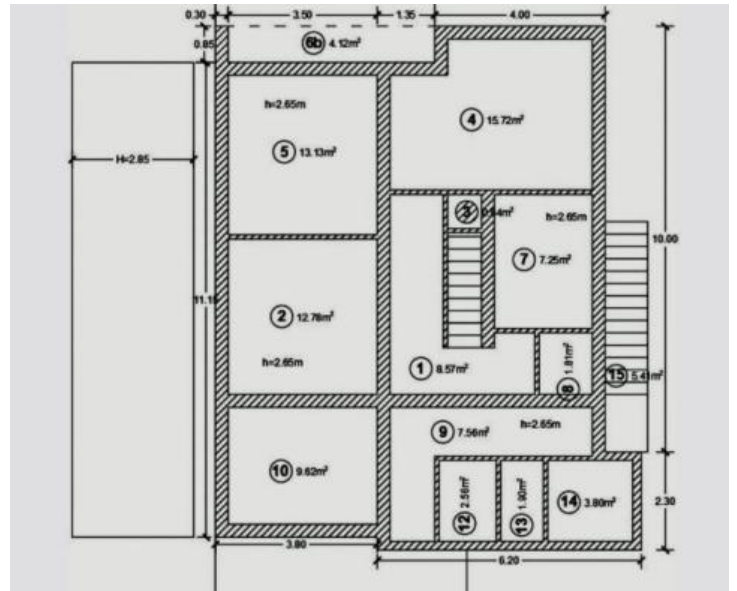
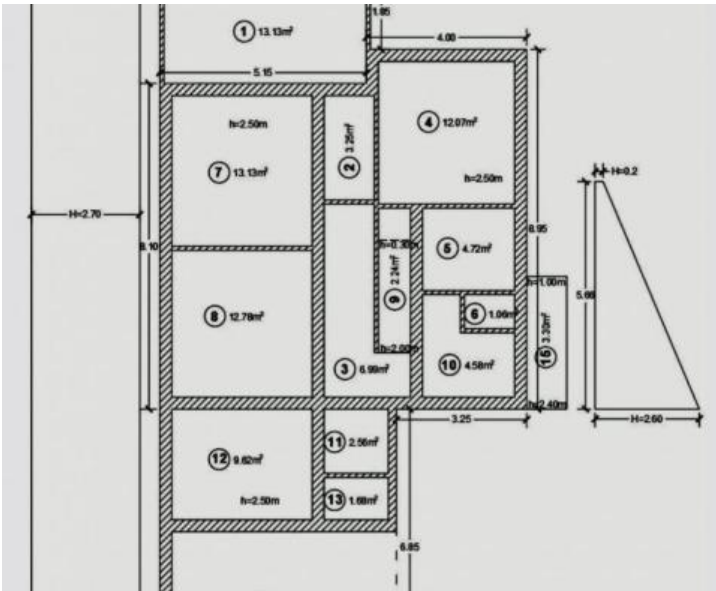
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