

House

Brod na Kupi, Delnice, Kvarner



Ref	RE-U-22230
Type	House
Region	Kvarner > Rijeka
Location	Brod na Kupi, Delnice
Front line	No
Sea view	No
Floorspace	100 sqm
Plot size	5263 sqm
No. of bedrooms	3

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No. of bathrooms

1

Price

€ 365 000

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A beautiful property for holidays in nature of Kupska Dolina, Gorski Kotar!
Total area of the house is 100 sq.m. Land plot is 5263 sq.m.

The property in Kuželj, nestled in the scenic Kupska Valley, is now available for sale.

The house has a floor plan of 43 m², but the actual living space is approximately 100 m². The ground floor features a spacious living room, dining area, kitchen, and a staircase leading to the first floor, which houses two bedrooms with balcony access and a bathroom with a toilet. Additionally, the attic contains a bedroom with a roof balcony. The house also includes a cellar of approximately 16 m² in the basement.

The property boasts two smaller commercial buildings on the land, complete with water connections and their own access road. The total land area spans 5263 m² and is fully fenced and landscaped, enveloped by trees. Situated on an elevated and sunny spot, the property offers stunning views of the surrounding area and the Belica river below.

The sale includes all furnishings and necessary appliances for maintaining the property, along with proper ownership documentation. Located right on the border with Slovenia, this property offers the perfect balance of privacy and the opportunity for tourism. It is ideal for enjoying activities such as fishing, rafting, and cycling, as it is only 500m away from the Kupa River and the administrative center of Delnica, which offers all essential amenities.

The property is also conveniently located 15 km from the city of Rijeka, with excellent road connections, and 60 km from 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 m²:
3650 €

Average price/m² of this type
in this region:
2051 €

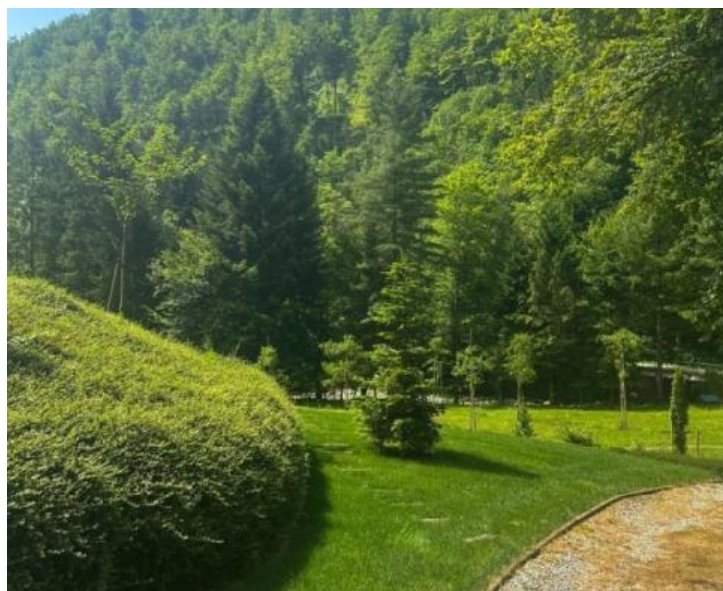
Median price/m² of this type
in this region:
1961 €

Average price/m² of this type
in Croatia:
2878 €

Median price/m² of this type
in Croatia:
2575 €

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