

# House

## Mrkopalj, Kvarner



<b>Ref</b>	RE-U-27470
<b>Type</b>	House
<b>Region</b>	Kvarner › Rijeka
<b>Location</b>	Mrkopalj
<b>Front line</b>	No
<b>Sea view</b>	No
<b>Floorspace</b>	230 sqm
<b>Plot size</b>	693 sqm
<b>No. of bedrooms</b>	4
<b>No. of bathrooms</b>	4
<b>Price</b>	€ 299 900

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House under construction with a beautiful view in Mrkopalj!  
Total area is 230 sq.m. Land plot is 693 sq.m.

Mrkopalj is a charming mountain municipality situated on the western slopes of Velika Kapela in Gorski Kotar, adjacent to the Zagreb-Rijeka highway. Renowned for its stunning natural beauty and rich cultural heritage, this idyllic destination offers visitors the chance to explore pristine forest environments, partake in a variety of mountain activities, and discover the traditional customs and gastronomy of the region. When winter arrives, Mrkopalj transforms into a sought-after skiing destination, thanks to the nearby Čelimbaša ski resort.

We are offering a house for sale in Mrkopalj, located in a peaceful area with unobstructed views of the Čelimbaša ski resort. The house features an entrance on the ground floor, where a tavern is planned. Internal stairs lead to the first floor, which will comprise a bedroom, laundry room, bathroom, dining room, living room, and kitchen. Additionally, there will be a spacious spa oasis equipped with a jacuzzi, shower, and toilet. The top floor houses three bedrooms and bathrooms. The master bedroom includes its own bathroom and access to a terrace where a sauna will be installed.

Currently in the roh-bau phase, the house requires completion. At this stage, the buyer has the opportunity to customize the design according to their preferences in collaboration with the designer. Constructed from brick with a concrete mezzanine structure, the utilities are connected and ready for use.

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>:  
1304 €

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:  
2892 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
2582 €

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