

# House

Smokvica Krmpotska, Novi  
Vinodolski, Kvarner



<b>Ref</b>	RE-U-29572
<b>Type</b>	House
<b>Region</b>	Kvarner > Novi Vinodolski
<b>Location</b>	Smokvica Krmpotska, Novi Vinodolski
<b>Front line</b>	No
<b>Sea view</b>	Yes
<b>Distance to sea</b>	100 m
<b>Floorspace</b>	80 sqm
<b>Plot size</b>	130 sqm
<b>No. of bedrooms</b>	3
<b>No. of bathrooms</b>	1
<b>Price</b>	€ 260 000

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We are offering for sale an authentic coastal stone house situated near Novi Vinodolski, just 100 meters from the sea.

The total area of the house is 80 sq.m., set on a land plot of 130 sq.m.

The house is spread over two floors. The ground floor comprises a kitchen with a living room, a toilet, and two unfurnished rooms. External stairs lead to the first floor, where you'll find a covered terrace boasting a stunning sea view, three bedrooms, and a bathroom. The courtyard, with its strategic location and layout, ensures complete privacy. The beach is just 100 meters away!

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>:  
3250 €

Average price/m<sup>2</sup> of this type  
in this region:  
1953 €

Median price/m<sup>2</sup> of this type  
in this region:  
2001 €

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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