



|                     |                                |
|---------------------|--------------------------------|
| Code :              | NAH1404                        |
| Location :          | Five minutes walk to the beach |
| Building size :     | 198.60 m2                      |
| Lot size :          | 400 m2                         |
| Number of rooms :   | 3                              |
| Year of built :     | n/a                            |
| Heating :           | air conditioning               |
| Energy efficiency : | processing                     |

|         |           |
|---------|-----------|
| Price : | 370.000 € |
|---------|-----------|

Makler-Courtage von 3% zzgl. den gesetzlichen Mwst ist bei Vertragsabschluss fällig.

| Title                | Livnig area | Floor         | Price |
|----------------------|-------------|---------------|-------|
| livingroom + kitchen | 24.79 m2    | Ground floor- |       |
| bedroom              | 16.07 m2    | Ground floor- |       |
| bedroom              | 7.91 m2     | Ground floor- |       |
| bathroom             | 2.37 m2     | Ground floor- |       |
| floorboard           | 2.52 m2     | Ground floor- |       |
| terrace              | 37.42 m2    | Ground floor- |       |
| basement             | 46.24 m2    | cellar        | -     |
| attic                | 64.98 m2    | attic         | -     |

## Semi-detached house with swimmingpool

Semi-detached house just few minutes walk from the beach. The house consists of basement, ground floor and attic. Ground floor consists of living room with kitchen, two bedrooms, bathroom and hallway. Before the ground floor is a large partly covered terrace with adjoining swimming pool. Great view of the entire Kvarner bay.

Attic is not finished expanding. The current owner uses only the ground floor for living. Ground floor has a total of 64.98 m2 plus a covered terrace of 31,42 m2. Top floor has 64,98 m2 and the basement 50 m2. Before the house is a covered car park.

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