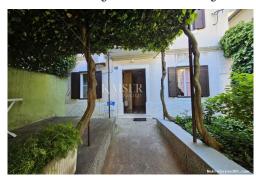


## Otok Lošini, Mali Lošini - dvije kuće u staroj jezgri, Mali Lošini, House



#### Seller Info

Name: Kaiser Immobilien

First Name: Kaiser

Last Name: Immobilien

Company Kaiser Immobilien d.o.o.

Name:

Service Type: Selling and renting

Website: https://kaiser-immobilien.hr/

Country: Croatia

Region: Primorsko-goranska županija

City: Opatija ZIP code: 51410

Address: Maršala Tita 97 Mobile: 00385992140008 Phone: 0038551823491

About us: The professional team of

experts for exclusive real estate

of the agency KAISER
IMMOBILIEN becomes a
partner for clients in a pleasant,
undisturbed discreat and

undisturbed, discreet and intimate atmosphere. We strive to meet the highest standards and with great commitment we find the perfect property for you. With our expertise, dedication, our instinct and

dedication, our instinct and knowledge of the regional market, you can build your dream property in the locations of Kvarner, Istria, Dalmatia and the whole of Croatia. We advise you from the first appointment to the conclusion of the contract and beyond. Each client is approached individually with

maximum trust.

The founders of the agency are Silvija Panuccio and Dean Luić.

Leave it to our team of experts who know every challenge on



the way to the best real estate.

Our focus is quality, safety and finding the perfect property for

the money invested.

133/2024 Reg No.:

## Listing details

#### Common

Title: Otok Lošinj, Mali Lošinj - dvije kuće u staroj jezgri

Property for: Sale House type: detached Property area: 355 m<sup>2</sup> Lot Size:  $80 \text{ m}^2$ 

Number of Floors: 9 Bedrooms: Bathrooms: 4

Price: 550,000.00 € Updated: Nov 20, 2024

### Condition

Built: 1911 Last renovation: 1975

#### Location

Country: Croatia

State/Region/Province: Primorsko-goranska županija

City: Mali Lošinj City area: Mali Lošinj ZIP code: 51550

#### **Permits**

Building permit: yes Ownership certificate: yes



### Additional information

Energy efficiency: In preparation

# Description

Description: Kaiser immobilien mediates the sale of two detached houses in the old center of



Mali Lošinj. The houses are sold exclusively together. A large house with a living area of 240 m2 consists of a ground floor (living room, kitchen, bathroom and a large hallway), a first floor with 4 rooms and a separate apartment of 36 m2 with its own separate entrance, and a second floor with another apartment of 36 m2 and space that can be arranged as you wish with access to a terrace of 26 m2. The second smaller house is 115.5 m2, on the ground floor there is a corridor, a staircase and a small storage room, and on the first floor there are 2 rooms, a kitchen and a bathroom. In both houses, central heating was implemented using a common heating oil stove. The houses have a separate entrance from the street and a common yard, and are an ideal opportunity for conversion into a hostel given the number of rooms and the size of the property. The public garage is located 300 m from the houses, and in addition, free parking is allowed on the waterfront for 30 minutes. The commission of the agency for the buyer is 3% + VAT and is paid in case of real estate purchase, when the first legal deed is concluded. ID CODE: 105-118

#### Additional contact info

Reference Number: 648602 Agency ref id: 105-118

Contact phone: +385919390220, +385995677888