



## Cres, Melin, beautiful house 90 m from the sea



### Info Agente

Nombre:	ArKadia
Nombre empresa:	
País:	Reino Unido
Teléfono:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Detalles del anuncio

Propiedad para:	Venta
Precio:	USD 1,035,653.71

### Ubicación

País:	Croacia
Estado/Región/Provincia:	Primorje - Gorski Kotar
Ciudad:	Rijeka
Publicado:	02/07/2025

### Descripción:

Cres, Melin - Beautiful house 90 m from the sea, exclusively offered by Eurovilla! For sale is an exclusive property located in Melin, one of the most sought-after areas of the town of Cres, just 90 meters from the sea, catamaran port and promenade, and only 200 meters from the town center. Set on a 650 m<sup>2</sup> plot surrounded by lush greenery, the property enjoys a superior microclimate, offering peace, privacy, and natural shade. The house has a total gross area of 210 m<sup>2</sup> and comprises three separate residential units. On the ground floor are two one-bedroom apartments (each approx. 30 m<sup>2</sup>), both with private terraces and separate entrances, already well-established as seasonal rentals that generate stable annual income. On the upper floor is a bright and spacious apartment with a kitchen and dining area, separate living room, two large bedrooms, and a bathroom. The ground floor also includes a boiler room, and the yard offers a 20 m<sup>2</sup> garage (easily convertible into a wine cellar or storage), along with five outdoor parking spaces. The property has been technically upgraded to a high standard: it features a new façade with 8 cm insulation, a new roof with stone wool insulation and Mediterranean tiles, double-glazed PVC-ALU windows, video surveillance, telephone line, and central heating on heating oil, which can easily be converted to a heat pump system. A 5.4 kW solar power system is installed on the roof, which significantly reduces energy costs—electricity is practically free. The house also includes five air conditioning units (three upstairs and two downstairs). The beautifully landscaped garden is filled with Mediterranean and decorative plants, creating an authentic island atmosphere. In the courtyard, there is a built-in stone barbecue with a covered outdoor seating area, ideal for entertaining and relaxing. A kiwi-covered pergola adds charm and natural shade to the outdoor space. This property is an excellent opportunity for family living, a holiday home, or a tourism-related investment, thanks to its outstanding location, condition, and income potential from the existing rental units. The owner holds a valid energy performance certificate, as well as solar system



reports for recent months and previous years - documentation available upon request. For more information or to schedule a viewing, feel free to contact us. This property is offered exclusively through Eurovilla Real Estate....

For this property contact our agent on telephone number +385 99 254 8886.

More on Eurovilla.hr, ID: 749914

Direct link: <https://eurovilla.hr/en/property/cres-melin-beautiful-house-90-m-from-the-sea/749914/>

## Común

Tamaño del lote: 210 m<sup>2</sup>

## Room details

Total rooms: 5

## Building details

Número de plantas: 2

## Lease terms

Date Available:

## Información adicional

URL sitio web: [http://www.arkadia.com/LFVL-T23640/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/LFVL-T23640/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Contact information

IMLIX ID: 749914

