

## ISTRIA ADRIA

Pot za Brdom 102, 1000 Ljubljana

e-mail: [info@istria-adria.com](mailto:info@istria-adria.com)

web: [istria-adria.com](http://istria-adria.com)

info: +386 59 200 071



<b>Code :</b>	11906
<b>Location :</b>	Karlobag
<b>Building size :</b>	262 m <sup>2</sup>
<b>Garden size :</b>	0.00 m <sup>2</sup>
<b>Distance from sea :</b>	50 m
<b>Number of floors :</b>	2
<b>Number of bedrooms :</b>	5
<b>Number of rooms :</b>	5
<b>Number of bathrooms :</b>	3
<b>Air conditioning :</b>	Yes
<b>Energy efficiency :</b>	Not specified

**Price :** 360.000 €

In the very heart of Karlobag's old town, just a few steps from the sea, this fully renovated stone house with a total area of 262.95 m<sup>2</sup> is offered for sale. The property preserves authentic Mediterranean charm while offering modern comfort and strong investment potential.

### Layout:

Ground floor (approx. 70 m<sup>2</sup>): renovated tavern / hospitality space with direct street access

1st floor (approx. 70 m<sup>2</sup>): one-bedroom apartment with living room, kitchen, dining area and bathroom

2nd floor (approx. 75 m<sup>2</sup>): two-bedroom apartment with living area and bathroom

Attic (approx. 50 m<sup>2</sup>): potential for an additional apartment or studio with sea view

Additional benefits: nearby public parking, possible boat mooring, quiet yet central location.

Ideal for private residence, tourism rental or a combination of living and business use.

