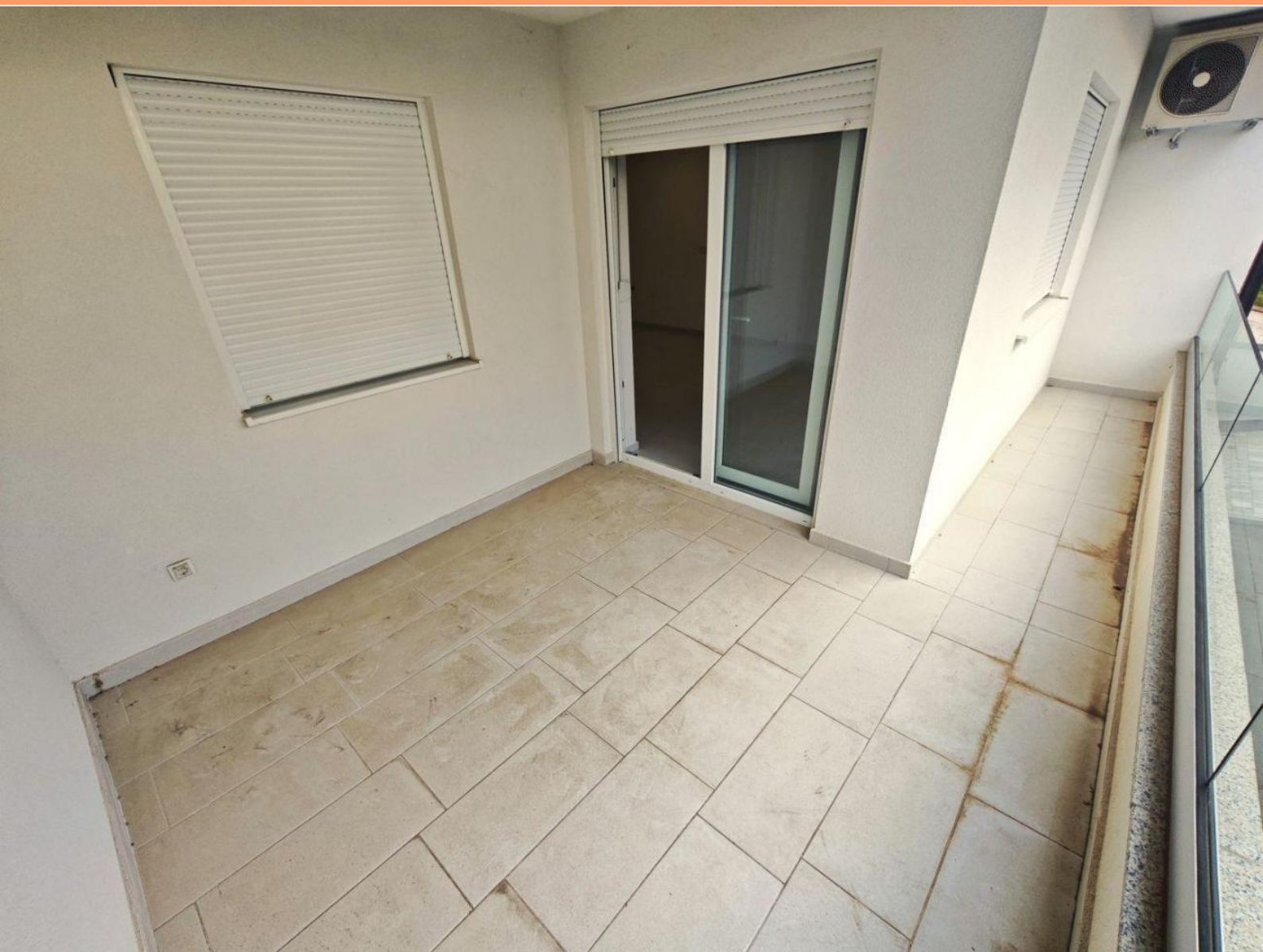


# Apartment

## Crikvenica, Kvarner



<b>Ref</b>	RE-U-35145
<b>Type</b>	Apartment
<b>Region</b>	Kvarner > Crikvenica
<b>Location</b>	Crikvenica
<b>Front line</b>	No
<b>Sea view</b>	Yes
<b>Distance to sea</b>	150 m
<b>Floorspace</b>	64 sqm
<b>No. of bedrooms</b>	2

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# Apartment

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**No. of bathrooms**

1

**Price**

€ 287 000

### Apartment in a New Building with Sea View in Crikvenica!

For sale is apartment of 64 sq.m. in a newly built residential complex in an excellent location, just 350 meters from the sea!

This apartment is situated on the 1st floor of a small residential building and offers a stunning sea view. The beach is an 8-10 minute walk away, with a shop conveniently located just 5 minutes from the building. Don't miss this fantastic opportunity to own a property near the beach!

### Apartment Layout

- **Living room, kitchen, and dining area:** 26.69 m<sup>2</sup>
- **Bedroom 1:** 7.47 m<sup>2</sup>
- **Bedroom 2:** 10.37 m<sup>2</sup>
- **Bathroom:** 4.38 m<sup>2</sup>
- **Loggia:** 4.14 m<sup>2</sup> (usable area: 3.11 m<sup>2</sup>)
- **Covered terrace:** 6.63 m<sup>2</sup> (usable area: 3.32 m<sup>2</sup>)
- **Parking space:** 4 m<sup>2</sup>

### Features

This beautiful two-bedroom apartment comes equipped with air conditioning and sanitary installations. While south-facing for ample natural light, the loggias are slightly recessed to prevent excessive heat during the day. The terraces extend beyond the building's dimensions, making them ideal for sunbathing.

The excellent layout and premium location are standout features of this property. A legalization document for the apartment is expected soon, adding further value to this investment.

### Payment Plan

- **10%** upon signing the Preliminary Agreement
- **10%** upon obtaining usability approval
- **80%** upon handover of keys

For more information or to schedule a viewing, please contact one of our recommended agents. This is a fantastic property worth exploring!

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

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## Crikvenica, Kvarner



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>:  
4484 €

Average price/m<sup>2</sup> of this type  
in this region:  
4175 €

Median price/m<sup>2</sup> of this type  
in this region:  
4000 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
4483 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
4130 €

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