

# Apartment Omišalj, Kvarner



# Apartment

## Omišalj, Kvarner



<b>Ref</b>	RE-U-36765
<b>Type</b>	Apartment
<b>Region</b>	Kvarner > Island Krk
<b>Location</b>	Omišalj
<b>Front line</b>	No
<b>Sea view</b>	Yes
<b>Distance to sea</b>	150 m
<b>Floorspace</b>	59 sqm
<b>No. of bedrooms</b>	2
<b>No. of bathrooms</b>	1
<b>Price</b>	Price upon request

New bright apartment with open sea view in Omišalj, Krk island, mere 150 meters from the sea!

Looking for a **new apartment near the sea** on the beautiful **island of Krk**? This **high-quality new-build apartment** is located on the **second floor** of a **residential building with six units**, just **150 meters from the beach**. Enjoy **stunning views of the sea and Kvarner Bay** from your private terrace!

### Apartment Details:

**Living Area:** 60 m<sup>2</sup>

**Rooms:** Entrance hall, **2 bedrooms, 1 bathroom**, open-plan **living room, kitchen, and dining area** with terrace access

**Move-in Ready: April 2025**

### Premium Construction & Features:

- Underfloor heating for year-round comfort
  - **3 air conditioning units** for optimal temperature control
  - **High-quality aluminum entrance doors**
  - **PVC windows in anthracite color** for modern aesthetics
- Private Parking Space** included

### Prime Location & Investment Opportunity

This apartment is an **excellent investment** in the sought-after **Omišalj area**—ideal for **permanent living, vacationing, or rental income**.

**VAT is included - the buyer is exempt from real estate tax!**

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 commission), advocate fee (cca 1%), notary fee, court registration fee and official certified translation expenses. Agency/brokerage agreement is signed prior to visiting properties.

### Property advantages:

Urbanized  
Modern

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Average price/m<sup>2</sup> of this type  
in this region:  
4.446 €

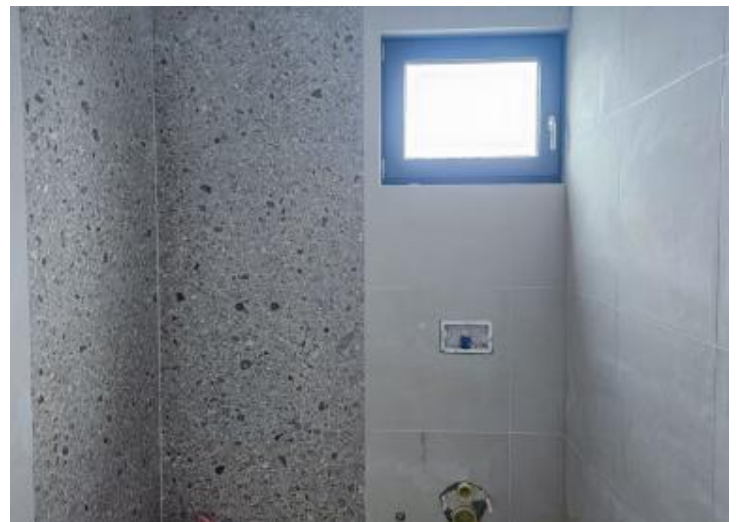
Median price/m<sup>2</sup> of this type  
in this region:  
4.141 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
4.594 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
4.219 €

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