

# New development

## Čižići, Kvarner



<b>Ref</b>	RE-U-38183
<b>Type</b>	New development
<b>Region</b>	Kvarner › Island Krk
<b>Location</b>	Čižići
<b>Front line</b>	No
<b>Sea view</b>	Yes
<b>Distance to sea</b>	180 m
<b>Floorspace</b>	79 sqm
<b>No. of bedrooms</b>	2
<b>No. of bathrooms</b>	1
<b>Price</b>	€ 265 000

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We are offering apartments in a newly built complex in an excellent location in Čižići, just 185 meters from the sea as the crow flies. This means only a 4.5-minute walk to the beach and about 9 minutes to the town center.

Each apartment features two bedrooms, an open-concept kitchen with a dining area and living room, a bathroom, and a balcony with a sea view. One parking space is included. The modern design and prime location make these apartments an ideal choice for a vacation home, rental investment, or year-round living by the sea.

Heating and cooling are provided by air conditioning, with additional electric underfloor heating in the bathroom. Construction is expected to be completed by September 1, 2025. The property is part of the VAT system, meaning the buyer is exempt from paying real estate tax.

This is currently the best location in Čižići—don't miss out on this opportunity!

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More apartments for sale in this building:

38181 - ground floor - 79 sq.m. plus garden - 2 bedrooms - 265 000 eur

38178 - ground floor - 74 sq.m. plus garden - 2 bedrooms- 265 000 eur

38182 -1st floor- 79 sq.m. - 2 bedrooms - 265 000 eur

38179 - 1st floor -74 sq.m. - 2 bedrooms - 265 000 eur

38174 - 1st floor - 80s q.m. - 2 bedrooms - 265 000 eur

38175 - 1st floor - 80s q.m. - 2 bedrooms - 265 000 eur

38180 - 2d floor - 74 sq.m. - 2 bedrooms - 265 000 eur

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.

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Price per m<sup>2</sup>:  
3354 €

Average price/m<sup>2</sup> of this type  
in this region:  
5378 €

Median price/m<sup>2</sup> of this type  
in this region:  
5395 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
4340 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
4017 €



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IZLAZ NETO POKROVNOSTI - KUĆA A	
prostorje	prostorje
Strukturalni prostori	
OSTRVA 1	25.1
KUP	5.0
OSTRVA 2	5.0
OSTRVA 3	5.0
Vanjski prostori	
NATKROVNOSTI TERASA	13.1
NATKROVNOSTI GRADNOSTRANJE	15.1
UKUPNO	
58.2	
IZLAZ NETO POKROVNOSTI - KUĆA B	
prostorje	prostorje
Strukturalni prostori	
OSTRVA 1	27.1
KUP	5.0
OSTRVA 2	15.1
OSTRVA 3	15.1
Vanjski prostori	
NATKROVNOSTI TERASA	13.1
NATKROVNOSTI GRADNOSTRANJE	15.1
UKUPNO	
75.4	