

Apartment

Plomin Luka, Istria



Ref	RE-U-42644
Type	Apartment
Region	Istria > Rabac-Labin
Location	Plomin Luka
Front line	Yes
Sea view	Yes
Distance to sea	15 m
Floorspace	57 sqm
Plot size	15 sqm
No. of bedrooms	1
No. of bathrooms	1
Price	€ 199 000

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Discounted! Urgent sale! Old price was 208 000 eur!
Seafront Apartment in a Brand-New 2023 Residence – Plomin Bay!

We are delighted to offer this modern, fully furnished apartment located in the first row to the sea, just 10 meters from the beach, in a newly built residential complex completed in 2023.

Situated in a peaceful coastal setting yet just a 2-minute walk from restaurants, shops, and all essential amenities, this property combines tranquility with convenience.

The apartment is located on the ground floor of a small, high-quality residential building and offers 56.62 m² of interior living space, consisting of:

- Entrance hallway
- Modern bathroom
- Open-concept living room, kitchen, and dining area
- One comfortable bedroom
- Covered terrace with stunning, unobstructed sea views

In addition, the apartment comes with:

- A private garden of 14.80 m², currently equipped with a relaxation area and sauna
- A designated parking space

Key Features:

- First row to the sea – only 10 meters from the beach
- Panoramic sea views from the living room, kitchen, bedroom, and terrace

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- Top-quality construction and materials (2023)
- Fully furnished - ready to move in or rent out
- Clear ownership (1/1), no encumbrances
- Peaceful and private setting, ideal for relaxation

This apartment is a rare market opportunity, perfect both for personal use and as a tourist rental investment with excellent income potential. Don't miss the chance to own a luxurious slice of Istria's coastline!

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:

Garden
Urbanized
Modern

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Price per m²:
3.491 €

Average price/m² of this type
in this region:
3.838 €

Median price/m² of this type
in this region:
3.838 €

Average price/m² of this type
in Croatia:
6.090 €

Median price/m² of this type
in Croatia:
5.593 €

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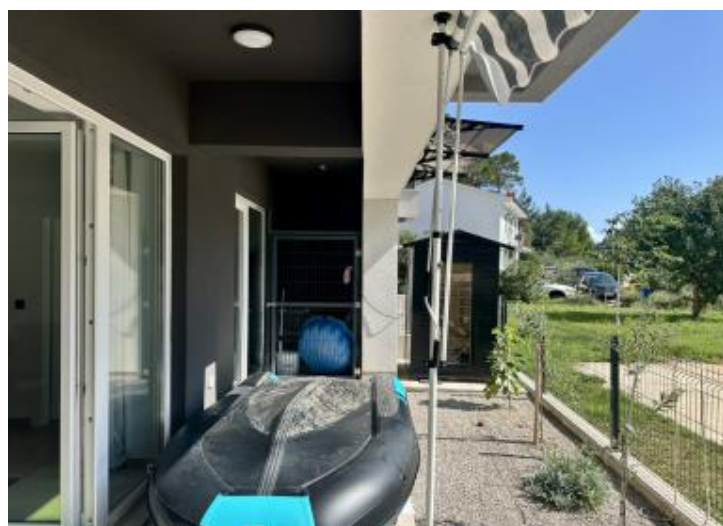
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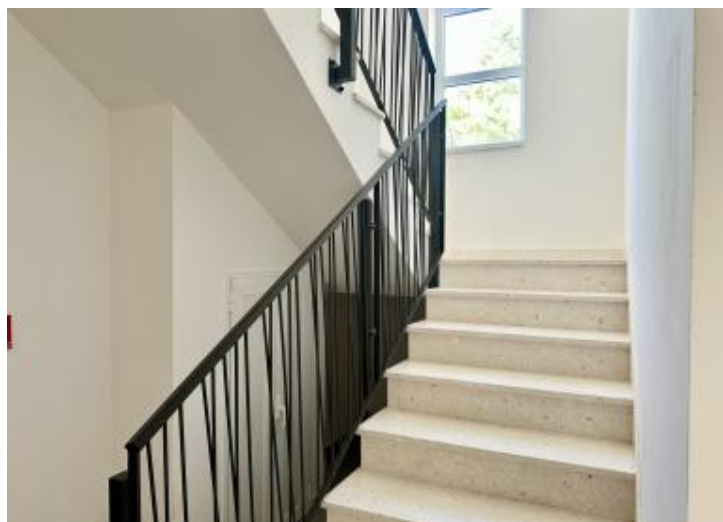
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