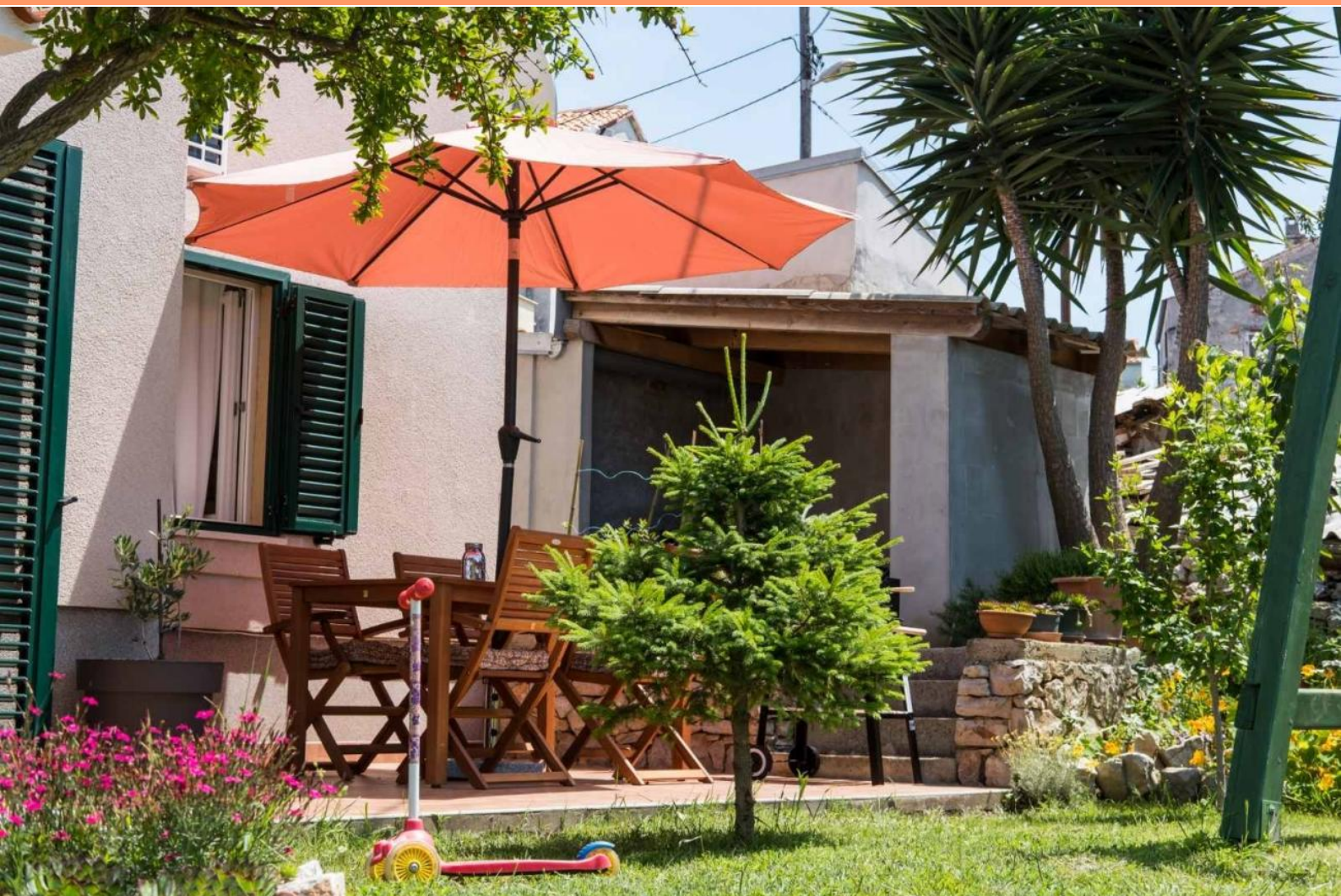


Apartment

Mali Lošinj, Other islands



Ref	RE-U-41580
Type	Apartment
Region	Other islands
Location	Mali Lošinj
Front line	No
Sea view	Yes
Distance to sea	130 m
Floorspace	115 sqm
Plot size	100 sqm
No. of bedrooms	3
No. of bathrooms	3
Price	€ 467 000

Apartment

Mali Lošinj, Other islands



Discover a prime property in Mali Lošinj, just 130 meters from the sea, featuring two separate apartments with a 100 m² garden and a total living area of 115 m².

Nestled in a tranquil, green neighborhood, this property is perfect for comfortable living or a lucrative tourism venture. Spanning three floors and surrounded by a beautifully landscaped garden, it offers privacy, peace, and endless possibilities for relaxation or investment.

The ground-floor apartment, measuring 37 m², is a charming one-bedroom unit with its own entrance, ideal for tourist rentals, independent living, or guest accommodation. It includes a living room with a kitchen and dining area, a bedroom, a bathroom, and a covered terrace opening to the well-maintained garden. Fully equipped and air-conditioned, this apartment has been successfully rented for years, generating consistent annual income.

The second unit, a duplex apartment with sea views, spans two floors with a separate entrance, making it suitable for multi-generational living or long-term rentals. The basement features a storage room and an internal staircase leading to the first floor, which houses a spacious living room connected to a kitchen and dining area, a bathroom, and a balcony with stunning sea views. The upper floor offers two comfortable bedrooms, a hallway with a built-in wardrobe, and an additional bathroom. Bathed in natural light, the upper rooms provide breathtaking views of the Adriatic.

The property includes a private parking space, a landscaped garden perfect for relaxation, children's play, or gardening, and a terrace ideal for outdoor dining. Located close to essential amenities and the sea, both apartments have separate entrances for maximum privacy and flexibility. Whether you choose to live in one unit and rent the other, use both for tourism, or customize them to your needs, this Mali Lošinj property is a rare opportunity for coastal living and investment in Croatia's sought-after real estate market.

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:

Storage
Garden

Apartment

Mali Lošinj, Other islands



Price per m²:
4.061 €

Average price/m² of this type
in this region:
4.698 €

Median price/m² of this type
in this region:
5.033 €

Average price/m² of this type
in Croatia:
4.662 €

Median price/m² of this type
in Croatia:
4.230 €

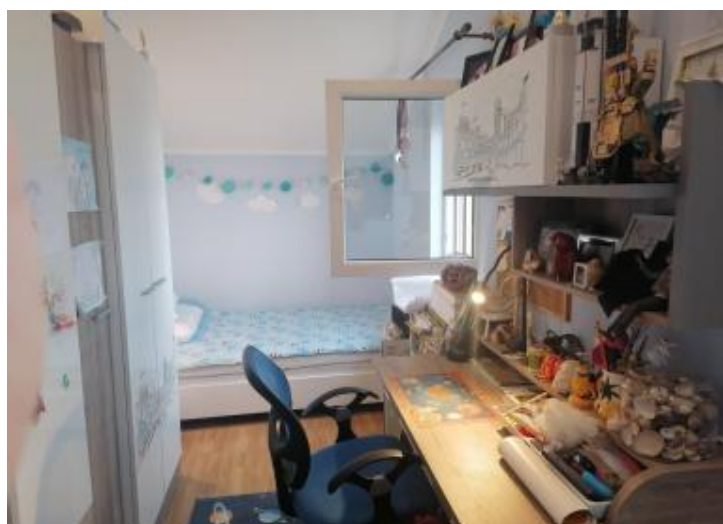
Apartment

Mali Lošinj, Other islands



Apartment

Mali Lošinj, Other islands



Apartment

Mali Lošinj, Other islands

