

# Apartment

## Crikvenica, Kvarner



<b>Ref</b>	RE-U-36429
<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>	550 m
<b>Floorspace</b>	61 sqm
<b>No. of bedrooms</b>	1

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**No. of bathrooms**

1

**Price**

€ 249 000

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A beautiful apartment for sale in Crikvenica, with a total living area of 60.78 m<sup>2</sup>, located in a modern new-build residential building just 550 meters from the sea. This attractive property offers breathtaking open views of the Adriatic Sea and nearby islands, making it an excellent choice for both living and investment.

The apartment stands out for its peaceful setting while remaining within easy walking distance of the waterfront, beaches, and the main town square. The terrace with sea view provides a perfect space for relaxation, outdoor dining, and enjoying sunsets. An awning installed on the balcony adds extra comfort and usability throughout the year.

The interior is finished with high-quality materials and modern fittings, ensuring a comfortable and contemporary living environment. The apartment is thoughtfully designed to maximize natural light and functionality, making it suitable for year-round residence or rental purposes.

An additional advantage is the option to purchase a garage with automatic doors, which significantly enhances convenience and long-term value. The building has a valid occupancy permit, allowing the purchase of the apartment through a bank loan.

Thanks to its prime location, sea view, modern construction, and proximity to all amenities, this apartment in Crikvenica is ideal for private living, long-term rental, or as a highly attractive tourist rental investment on the Kvarner coast.

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:**

Garage  
Urbanized  
Modern

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Price per m<sup>2</sup>:  
4.082 €

Average price/m<sup>2</sup> of this type  
in this region:  
4.113 €

Median price/m<sup>2</sup> of this type  
in this region:  
3.996 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
4.662 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
4.230 €

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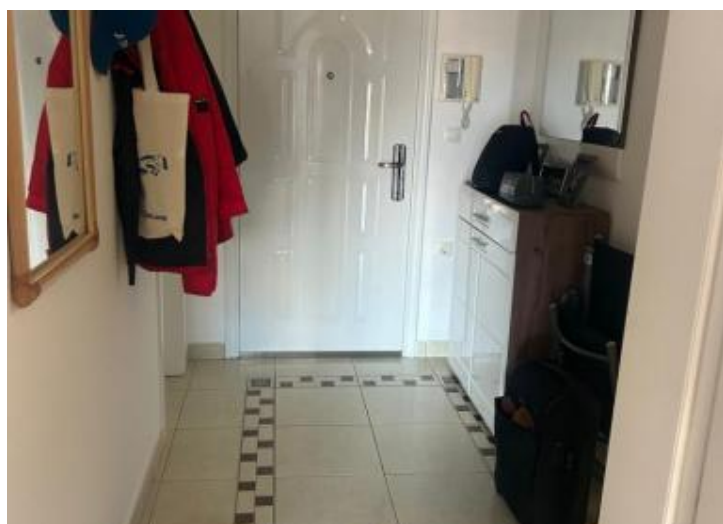
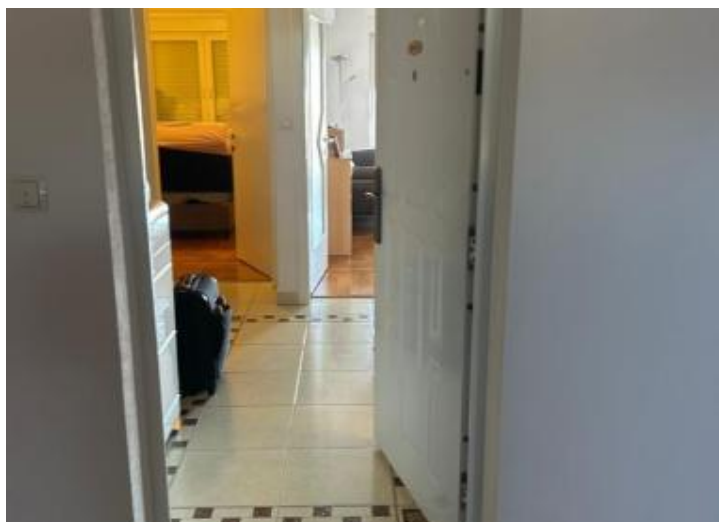
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