

# New development

## Omišalj, Kvarner



<b>Ref</b>	RE-U-46759
<b>Type</b>	New development
<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>	30 m
<b>Floorspace</b>	50 sqm
<b>No. of bedrooms</b>	1
<b>No. of bathrooms</b>	1
<b>Price</b>	€ 280 000

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Discover a premier investment opportunity on the Island of Krk with this exceptional apartment for sale in Omišalj, positioned just 30 meters from the Adriatic Sea.

This luxury new construction represents a top-tier choice for those seeking a high-yield property investment in Croatia or a sophisticated seaside retreat. Situated on the second floor of an exclusive residential building with only six units, the property offers a total calculated area of approximately 50 square meters in a private and tranquil coastal setting.

The location of this real estate in Omišalj is truly unmatched, sitting only a few steps away from the landscaped promenade and the seafront. The architectural layout is designed for modern comfort, featuring an entrance hall with built-in wardrobe space, a bathroom equipped with high-end sanitary ware, a peaceful 11 m<sup>2</sup> bedroom, and a spacious open-concept living room with a kitchen and dining area. A highlight of the interior is the 9 m<sup>2</sup> covered balcony that provides beautiful sea views, perfect for Mediterranean outdoor living.

Technological excellence and premium materials define this Krk island apartment. The unit is equipped with electric underfloor heating and independent air conditioning systems in every room to ensure year-round climate control. The construction features high-quality ceramics and durable PVC joinery with triple-layer glass and lift-sliding walls to maximize natural light. Infrastructure includes city sewage, waterworks, satellite TV, and high-speed internet readiness.

Investors and buyers will find significant value in the financial advantages of this property, as the buyer is exempt from the 3% real estate transfer tax. The apartment comes with one dedicated parking space in a paved courtyard. With a planned move-in date of June 2027, this is a strategic moment to secure a seafront property in Omišalj before completion. Whether you are looking for a vacation home with proximity to the sea or a lucrative rental property on the Island of Krk, this new build meets the highest standards of the Croatian real estate market. Contact our agents for more details on the subdivision plan, building permits, and to arrange a consultation regarding this unique opportunity.

More apartments in the same complex:

46758 - 50 sq.m. - 1 bedroom - 280 000 eur

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46756 - 50 sq.m. - 1 bedroom - 280 000 eur

Perfect investment!

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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### Property advantages:

Floor heating

Urbanized

Modern

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Price per m<sup>2</sup>:  
5.600 €

Average price/m<sup>2</sup> of this type  
in this region:  
5.157 €

Median price/m<sup>2</sup> of this type  
in this region:  
5.578 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
4.523 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
4.240 €

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