

Apartment

Čižići, Kvarner



Ref	RE-U-46913
Type	Apartment
Region	Kvarner > Island Krk
Location	Čižići
Front line	No
Sea view	Yes
Distance to sea	185 m
Floorspace	79 sqm
No. of bedrooms	2

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No. of bathrooms

1

Price

€ 260 000

This exclusive residential opportunity on the Island of Krk represents the pinnacle of modern coastal living for those seeking premium real estate in Croatia for sale. Situated in the sought-after village of Čižići, these contemporary apartments are located within a high-quality new development just 185 meters from the shoreline. This prime positioning ensures that a refreshing dip in the Adriatic Sea is only a four-minute walk away, while the charming town center and local amenities can be reached on foot in less than ten minutes.

If you are searching for a high-yield apartment on Krk for sale, this 79-square-meter unit offers a sophisticated layout designed for comfort and Mediterranean elegance. The interior features two spacious bedrooms and a seamless open-concept living area that integrates a modern kitchen and dining space, perfect for entertaining. The living area extends onto a private balcony that provides relaxing sea views, allowing residents to enjoy the island's famous sunsets. Every detail reflects modern construction standards, including energy-efficient air conditioning for year-round climate control and luxury electric underfloor heating in the bathroom for added comfort during the cooler months.

Investing in a villa or apartment in Istria and Kvarner is a strategic move, and this property in Čižići is particularly attractive as it is sold within the VAT system, meaning the buyer is exempt from the standard 3% real estate transfer tax. The building includes dedicated parking for each unit, adding essential convenience in a popular seaside destination. With construction scheduled for completion by September 2025, this is the perfect time to secure a brand-new residence at current market prices. Whether you are looking for a permanent seaside home, a private summer retreat, or a lucrative investment for the Croatian tourism rental market, this development offers the best location currently available in Čižići. The synergy of proximity to the sea, modern technical specifications, and tax advantages makes this one of the most compelling opportunities for property seekers on the Island of Krk today.

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:

Floor heating
Urbanized
Modern

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Price per m²:
3.291 €

Average price/m² of this type
in this region:
4.446 €

Median price/m² of this type
in this region:
4.150 €

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

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

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GRAĐEVINA A		
prostor	podnožje	podnožje
Podnožje prostora		
POSREDOVANJE		37,20
KLUP		2,20
TRGAVI		2,20
TRGAVI 2		2,20
Ukupno prostora		44,00 m²
GRAĐEVINA B		
POSREDOVANJE		37,20
KLUP		2,20
TRGAVI		2,20
TRGAVI 2		2,20
Ukupno prostora		44,00 m²