

Apartment

Crikvenica, Kvarner



Ref	RE-U-46974
Type	Apartment
Region	Kvarner > Crikvenica
Location	Crikvenica
Front line	No
Sea view	Yes
Distance to sea	400 m
Floorspace	80 sqm
Plot size	170 sqm

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No. of bedrooms	2
No. of bathrooms	2
Price	€ 245 000

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Apartment for sale in Crikvenica with a beautiful terrace, private garden, and an additional utility space of 30 sqm, located just 400 meters from the sea.

This unique property offers a rare combination of indoor comfort and outdoor living, making it an excellent choice for both personal use and investment on the Croatian coast.

The apartment is situated on the first floor and has a total living area of 45 sqm, designed as a one-bedroom unit with a living room and kitchen. The layout includes an entrance hallway, a bright living area connected to the kitchen and dining space, a comfortable bedroom, and a bathroom. The highlight of the apartment is a covered terrace with a sea view, providing a perfect space for relaxation and enjoying the Mediterranean atmosphere.

In addition to the apartment, the property includes a spacious private garden of 170 sqm, officially registered in the title deed, offering exceptional outdoor potential for leisure, gardening, or entertaining. Two storage rooms of 5 sqm each provide practical additional space, while a separate utility room of 30 sqm offers significant flexibility and can be used as a garage, studio apartment, guest accommodation, or workspace.

The property is sold fully furnished, allowing for immediate use or rental without additional investment. Documentation is in order, and there is the possibility of purchasing through a housing loan, ensuring a smooth and secure transaction.

Located in a well-maintained and relatively modern building, this apartment stands out due to its proximity to the sea, functional layout, and valuable additional spaces, making it a rare opportunity on the Crikvenica real estate market for comfortable living, a holiday retreat, or a profitable rental 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.

Property advantages:

- Garage
- Storage
- Garden
- Modern

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Price per m²:
3.063 €

Average price/m² of this type
in this region:
4.113 €

Median price/m² of this type
in this region:
3.996 €

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

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

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