

# Apartment

Kraljevica, Kvarner



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## Kraljevica, Kvarner



<b>Ref</b>	RE-U-47514
<b>Type</b>	Apartment
<b>Region</b>	Kvarner > Rijeka
<b>Location</b>	Kraljevica
<b>Front line</b>	No
<b>Sea view</b>	Yes
<b>Distance to sea</b>	20 m
<b>Floorspace</b>	53 sqm
<b>No. of bedrooms</b>	2
<b>No. of bathrooms</b>	1
<b>Price</b>	€ 209 000

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Upon the shores of the Adriatic, in the historic town of Kraljevica, lies an opportunity of singular rarity that would surely capture the imagination of any astute observer - apartment on the very 1st line to the sea with open sea views!

This apartment, situated in the coveted first row to the sea, sits a mere 20 meters from the water's edge, offering a connection to the tides that is seldom found in modern real estate. Spanning 53 m<sup>2</sup> of living space, the residence is composed of 2 well-proportioned rooms, a kitchen, a bathroom, and a balcony that serves as a private gallery to the sea. Additionally, a 3 m<sup>2</sup> storage cellar in the basement provides ample space for one's coastal necessities.

This property, boasting clear 1/1 ownership and a full occupancy permit, represents a secure investment for the future, whether as a refined family sanctuary or a high-potential tourist rental. Its unique position ensures that the whispers of the waves are a constant companion, while the proximity to the shore makes it a true gem of the Croatian coast. Located in a region of profound beauty and convenience, the apartment is also eligible for purchase via credit, offering a seamless path to ownership. For those who seek a residence of character and a location beyond compare, this Kraljevica retreat is a rare chance to secure a foothold where the land meets the deep blue sea.

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  
Modern

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Price per m<sup>2</sup>:  
3.943 €

Average price/m<sup>2</sup> of this type  
in this region:  
4.179 €

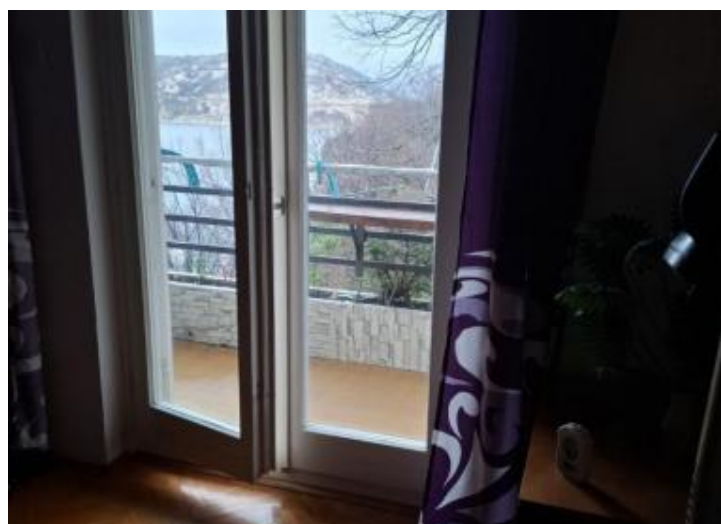
Median price/m<sup>2</sup> of this type  
in this region:  
4.052 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
4.594 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
4.219 €

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