

# New development

## Crikvenica, Kvarner



**Ref**  
**Type**

RE-AB-N-Kr-22776  
New development

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info@adrionika.com  
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<b>Region</b>	Kvarner > Crikvenica
<b>Location</b>	Crikvenica
<b>Front line</b>	No
<b>Sea view</b>	Yes
<b>Distance to sea</b>	400 m
<b>Floorspace</b>	70 sqm
<b>Plot size</b>	134 sqm
<b>No. of bedrooms</b>	2
<b>No. of bathrooms</b>	1
<b>Price</b>	€ 298 500

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**Boutique complex of 8 luxury apartments in Crikvenica with panoramic sea view, swimming pool, sunbathing terrace, garages elevator!**

**Each apartment has storage space and allocated garage place which can be bought. Ground floor apartments have gardens.**

There are three types of apartment: two bedroom, three bedroom and penthouse. Garage and storage space are included in the price of each apartment.

Price list:

Groundfloor app 1: 69 sq.m. + garden 134 sq.m. = **298 500 eur**

Groundfloor app 2: 85 sq.m. + garden = **259 311 eur + 8 800 eur for garden**

First floor app 3: 70 sqm (15 sq.m. terrace) = **222 000 eur**

First floor app 4: 93 sqm (13 sqm terrace) = 220 000 eur sold

Second floor app 5: 71 sqm (15 sqm terrace) = 172 000 eur sold

Second floor app 6: sold

Third floor app 7: 71 sqm (+ 66 sqm roof terrace) = **213 870 eur for apartment**

Third floor app 6: 87 sqm (+83 sqm roof terrace) = 228 000 eur for apartment + 25 000 eur for roof terrace sold

Garage place - 28 500 eur

Only the highest quality materials are installed:

- The flooring in the bedrooms and living rooms is made of oak wood.
- Ceramics are Italian first-class large format ceramics, sometimes with relief.
- Bathroom accessories: faucets and shower are GROHE. toilet, sink and cistern are Villeroy-Boch.
- The boilers are Ariston, slim line.
- Windows and glass walls are high quality products, wood is made from the inside and aluminum is made from the outside. electrical equipment is Panasonic, satellite television is also installed.
- The air conditioning system is BERGEN.
- The interior room door is made by LIP BLED manufacturers, with Arctic oak pattern.
- The bathrooms have underfloor heating.
- The burglar-proof apartment door is DIERRE Italian bred. At the top of the building there is a large private terrace where water and electricity are installed, and a jacuzzi, barbecue and summer kitchen can be installed too.
- The roof terrace can be bought by two apartments and then divided by half, or completely belonging to only one apartment. Each apartment has a large terrace where there can be a dining table and sun loungers.

2023

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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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Price per m<sup>2</sup>:  
4264 €

Average price/m<sup>2</sup> of this type  
in this region:  
3683 €

Median price/m<sup>2</sup> of this type  
in this region:  
3712 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
4331 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
4014 €

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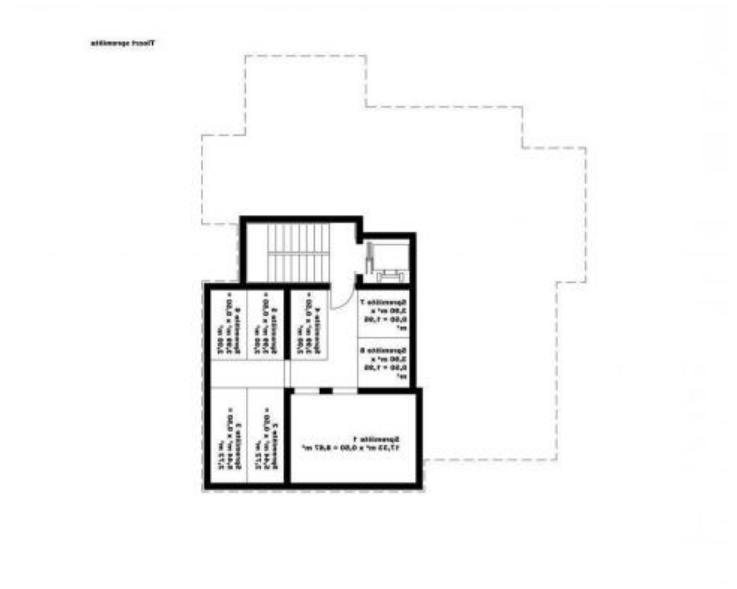
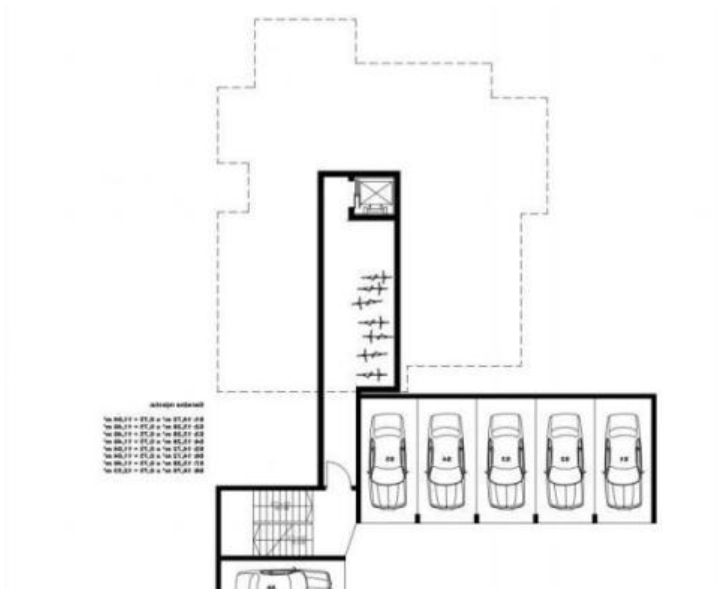


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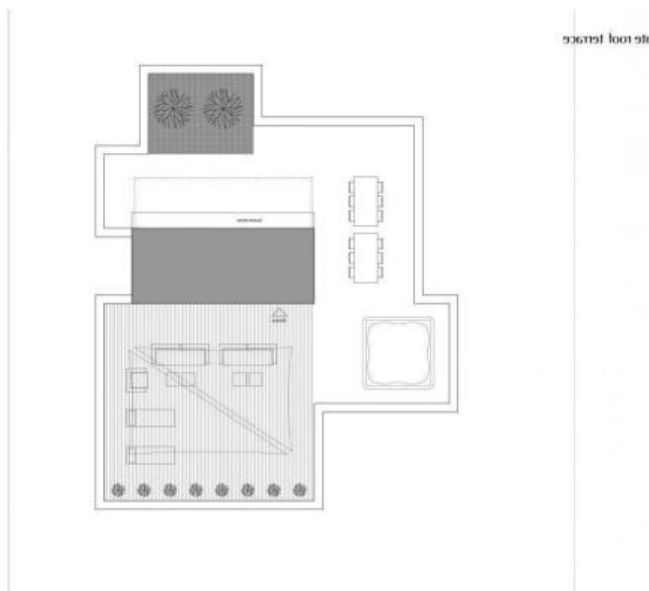






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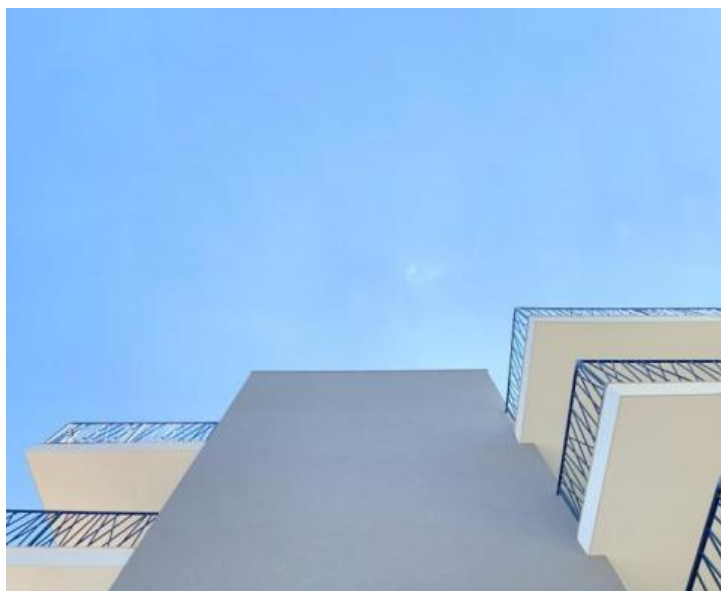
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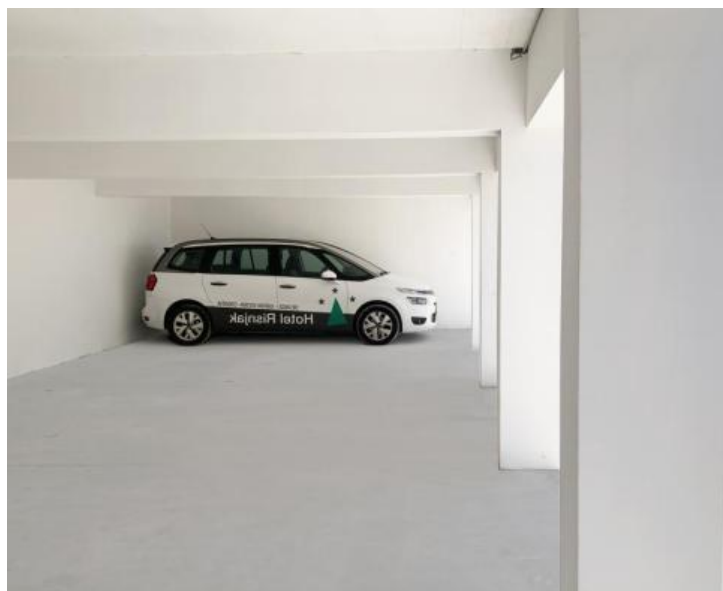
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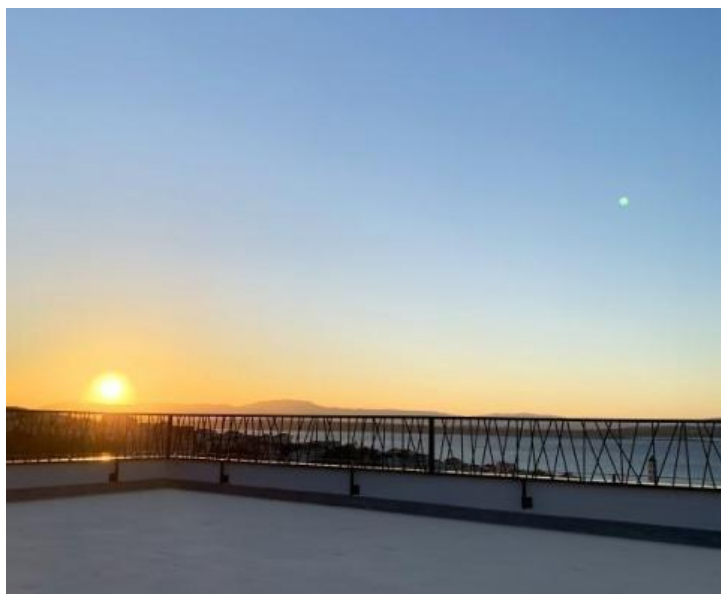
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