

Apartment

Njivice, Omišalj, Kvarner



Ref	RE-U-22743
Type	Apartment
Region	Kvarner › Island Krk
Location	Njivice, Omišalj
Front line	No
Sea view	No
Distance to sea	300 m
Floorspace	47 sqm
No. of bedrooms	1

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No. of bathrooms

1

Price

€ 223 000

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Apartment for sale in Njivice, Omišalj, Krk island, 300 meters from the sea!

Total area is 47 sq.m.

The complex was built in 1991, the apartment was completely renovated in 2022. The renovation included the complete replacement of electricity and water installations (inlet and drain), replacement of ceramic floor coverings and oak parquet, renovation of the bathroom and installation of new PVC joinery with aluminum blinds (ROLTEK) and security doors.

The apartment consists of an entrance hall, a bedroom, a bathroom and a large living room with a kitchen, dining room and living room with an exit to the loggia. The apartment also includes a renovated storage room in the basement of 2.5 m².

The apartment is air-conditioned and has quality ceiling fans in the living room and bedroom.

Of the other equipment, we should highlight the new kitchen appliances that are still under warranty, namely an induction glass-ceramic cooktop, an oven, a dishwasher and a large double-wing refrigerator with a freezer. The current owners keep only the corner set and the TV for themselves.

The main features of this property are quality construction and proximity to the 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.

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Price per m²:
4745 €

Average price/m² of this type
in this region:
4407 €

Median price/m² of this type
in this region:
4124 €

Average price/m² of this type
in Croatia:
4488 €

Median price/m² of this type
in Croatia:
4159 €

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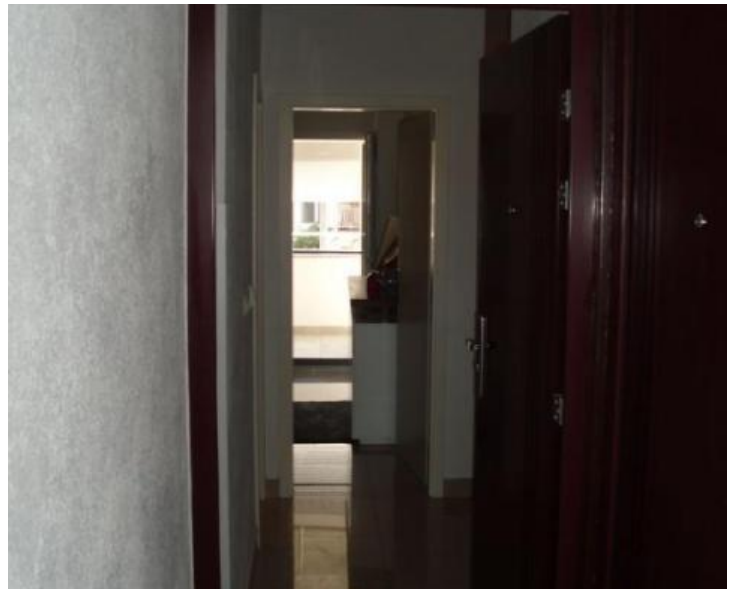
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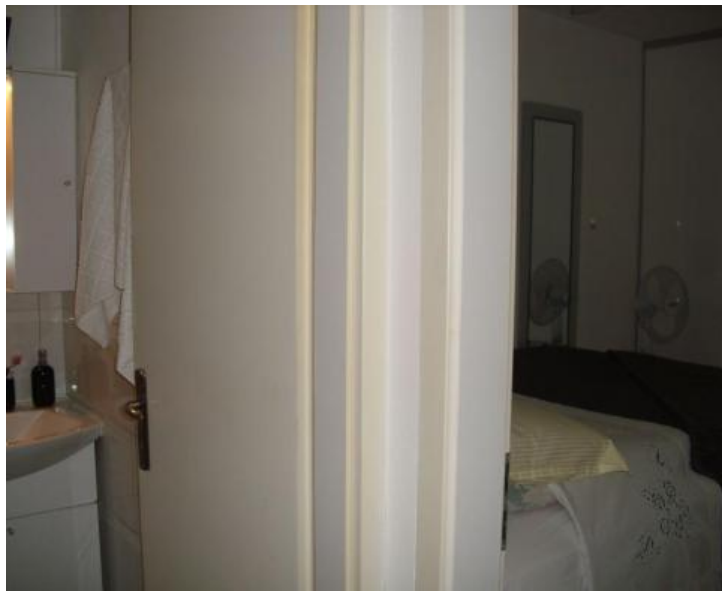
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