

# Apartment

Nerezine, Mali Lošinj, Other islands



<b>Ref</b>	RE-U-33072
<b>Type</b>	Apartment
<b>Region</b>	Other islands
<b>Location</b>	Nerezine, Mali Lošinj
<b>Front line</b>	No
<b>Sea view</b>	Yes
<b>Distance to sea</b>	80 m
<b>Floorspace</b>	66 sqm
<b>Plot size</b>	27 sqm

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<b>No. of bedrooms</b>	2
<b>No. of bathrooms</b>	1
<b>Price</b>	€ 295 000

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### **Apartment in a New Building, 80m from the Sea in Nerezine!**

In the charming town of Nerezine on the island of Lošinj, an apartment is up for sale in a newly constructed building just 80 meters from the pristine bay and crystal-clear sea. The building is made with high-quality materials and features, including underfloor heating in the bathrooms, PVC windows with mosquito nets, blinds, and shutters, as well as burglar-proof and fire-resistant entrance doors. Each room is equipped with air conditioning, and the apartment is wired for telephone service. You'll find top-tier ceramic tiles and parquet flooring throughout.

Each apartment comes with its own storage room on the ground floor, a section of the garden, and a designated parking spot. The building is fully connected to the local water supply and sewage system.

This apartment of 66 sq.m. is located on the first floor and features an open-plan kitchen, dining, and living area that opens onto a balcony, along with two bedrooms and a bathroom. Additional perks include a 7.5 m<sup>2</sup> storage room on the ground floor, a private 23 m<sup>2</sup> garden, and a parking space right in front of the building.

With an ideal location just 80 meters from the sea, this is a rare and attractive opportunity!

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>:  
4470 €

Average price/m<sup>2</sup> of this type  
in this region:  
3670 €

Median price/m<sup>2</sup> of this type  
in this region:  
4042 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
4490 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
4167 €

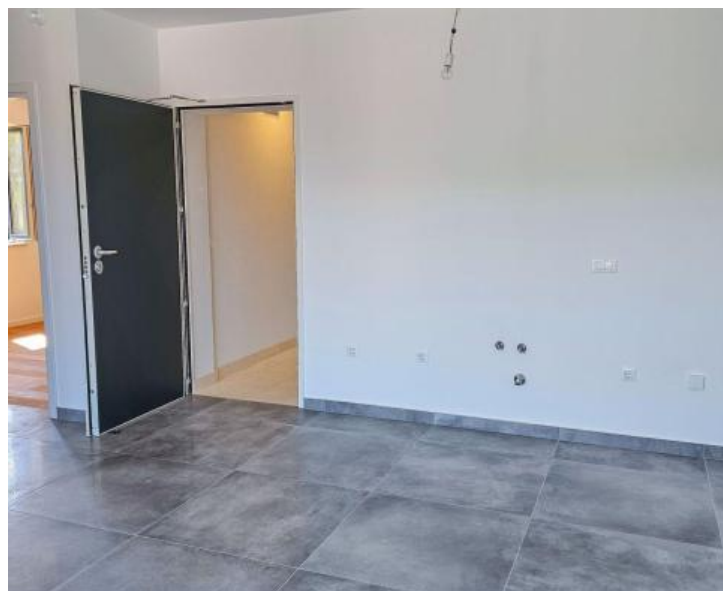
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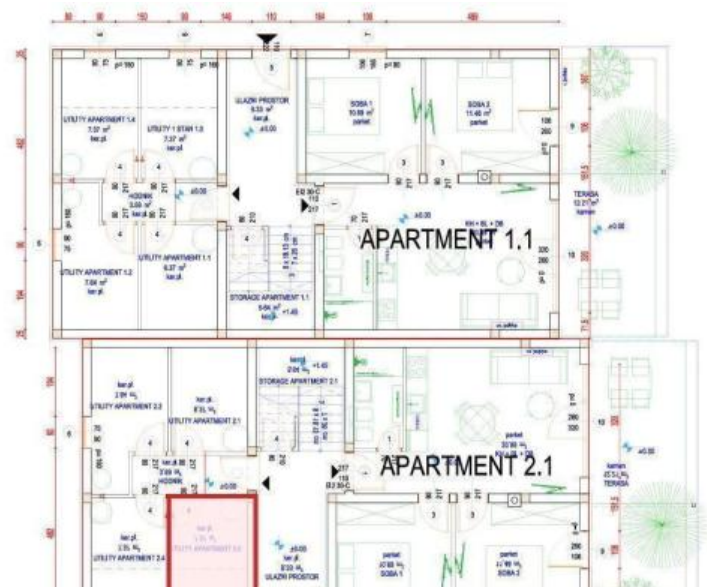
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