

# Apartment

## Nerezine, Mali Lošinj, Other islands



<b>Ref</b>	RE-U-32800
<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>	75 sqm
<b>Plot size</b>	29 sqm

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<b>No. of bedrooms</b>	2
<b>No. of bathrooms</b>	1
<b>Price</b>	€ 325 000

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### **Beautiful Two-Story Apartment, Just 80 Meters from the Cove in Nerezine, Mali Losinj island!**

In the charming village of Nerezine on the island of Lošinj, we are offering a newly built apartment located a mere 80 meters from a stunning cove and the crystal-clear blue sea. The building is constructed with high-quality materials and features, including underfloor heating in the bathrooms, PVC windows with mosquito nets, blinds, and shutters, secure and fire-resistant entrance doors, air conditioning in all rooms, telephone wiring, and premium ceramics and parquet flooring. Each apartment comes with a ground-floor storage unit, a share of the garden, and a parking space. The building is connected to water and local sewage systems.

This two-story apartment of 76 sq.m. spans the first and second floors of the building.

The first level includes an open-plan space with a kitchen, dining area, and living room, which leads out to a balcony, as well as a storage room beneath the stairs.

Internal stairs lead to the second level, where you will find two bedrooms and a fully equipped bathroom.

The apartment also includes a 7.5 m<sup>2</sup> storage room on the ground floor, a 29 m<sup>2</sup> garden, and a designated parking space in front of the building.

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>:  
4333 €

Average price/m<sup>2</sup> of this type  
in this region:  
4025 €

Median price/m<sup>2</sup> of this type  
in this region:  
4272 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
4485 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
4163 €



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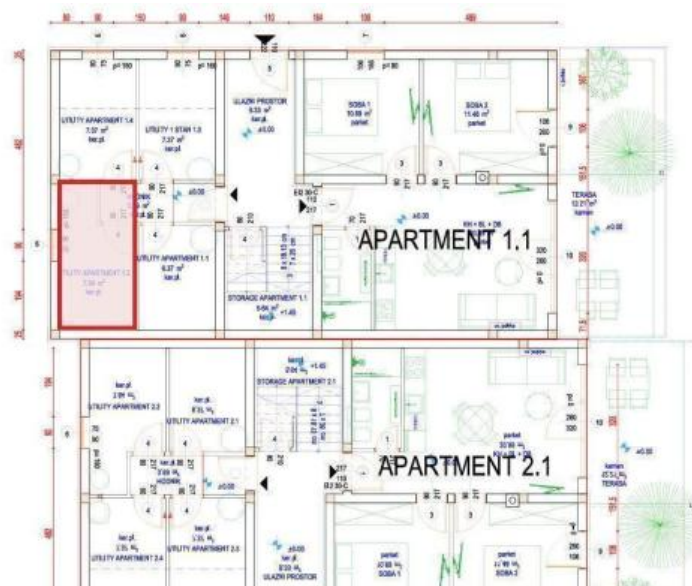
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