

# Apartment

## Crikvenica, Kvarner



<b>Ref</b>	RE-U-35452
<b>Type</b>	Apartment
<b>Region</b>	Kvarner > Crikvenica
<b>Location</b>	Crikvenica
<b>Front line</b>	No
<b>Sea view</b>	No
<b>Distance to sea</b>	4000 m
<b>Floorspace</b>	96 sqm
<b>No. of bedrooms</b>	3
<b>No. of bathrooms</b>	2
<b>Price</b>	€ 320 000

## Two-Bedroom Apartment with Garden in a New Development near Crikvenica!

We are offering an exceptional two-bedroom apartment with a garden in a brand-new development, just 4 km from the sea, located in the serene hinterland of Crikvenica. This exclusive project consists of two villas nestled in lush greenery, each containing three thoughtfully designed apartments.

### Apartment Features

Each apartment is equipped with premium amenities for modern comfort:

- **Inverter air conditioners** for efficient heating and cooling
- **Burglar-proof doors** for enhanced security
- **High-quality ceramics** throughout
- **Top-grade Italian interior woodwork**
- **PVC windows with electric shutters** and **mosquito screens**

### Building Design

The villas feature Mediterranean-style roofs and 10 cm insulated facades, ensuring energy efficiency and timeless aesthetics.

- **Ground-floor apartments** come with private gardens.
- **First-floor apartments** offer three bedrooms and a spacious terrace with stunning views of the surrounding greenery.

### First-Floor Apartment Layout

The first-floor apartment includes:

- A bright, open-plan **living room with kitchen**
- **Three bedrooms**
- A **hallway**
- A **bathroom**
- A large **terrace**
- A **dedicated parking space**

### Reliable Construction & Payment Plan

The project is developed by a trusted investor, with completion expected by the end of summer 2023.

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### Payment Terms:

- **10% deposit** upon signing the preliminary contract
- **Balance** payable upon completion (by the end of the year)

This property is perfect for those seeking a peaceful retreat with modern conveniences, close to the sea and nature.

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>:  
3333 €

Average price/m<sup>2</sup> of this type  
in this region:  
4310 €

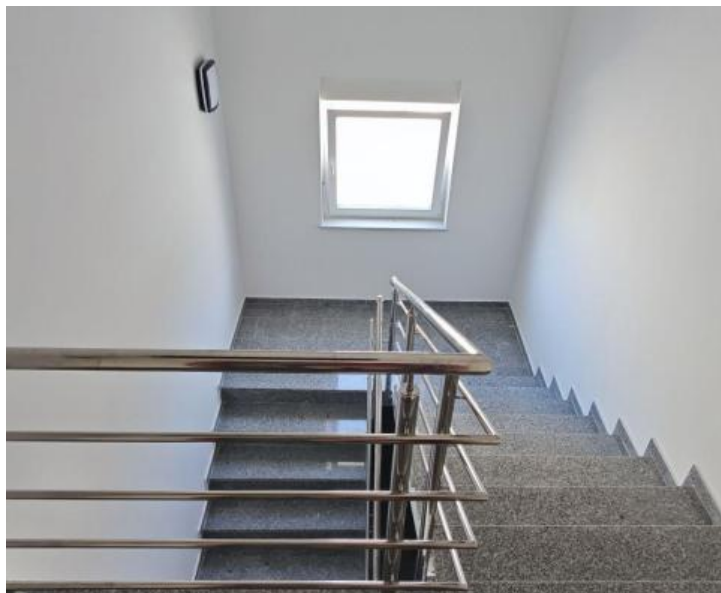
Median price/m<sup>2</sup> of this type  
in this region:  
4148 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
4489 €

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

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