Apartment
Omišalj, Kvarner

Apartment
Omišalj, Kvarner

Adrionika
Real Estate in Croatia

Ref	RE-U-36765
Type	Apartment
Region	Kvarner › Island Krk
Location	Omišalj
Front line	No
Sea view	Yes
Distance to sea	150 m
Floorspace	59 sqm
No. of bedrooms	2
No. of bathrooms	1
Price	€ 310 000

Tel: +385 91 357 3071 Viber, Whatsapp
info@adrionika.com
www.adrionika.com

Apartment
Omišalj, Kvarner

New bright apartment with open sea view in Omisalj, Krk isalnd, mere 150 meters from the sea!

Looking for a **new apartment near the sea** on the beautiful **island of Krk**? This **high-quality new-build apartment** is located on the **second floor** of a **residential building with six units**, just **150 meters from the beach**. Enjoy **stunning views of the sea and Kvarner Bay** from your private terrace!

Apartment Details:

Living Area: 60 m²
Rooms: Entrance hall, **2 bedrooms, 1 bathroom**, open-plan **living room, kitchen, and dining area** with terrace access
Move-in Ready: April 2025
Premium Construction & Features:

- Underfloor heating for year-round comfort
- **3 air conditioning units** for optimal temperature control
- **High-quality aluminum entrance doors**
- **PVC windows in anthracite color** for modern aesthetics
  Private Parking Space included

Prime Location & Investment Opportunity

This apartment is an **excellent investment** in the sought-after **Omišalj area**—ideal for **permanent living, vacationing, or rental income**.

VAT is included – the buyer is exempt from real estate tax!

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.

Apartment
Omišalj, Kvarner

Adrionika
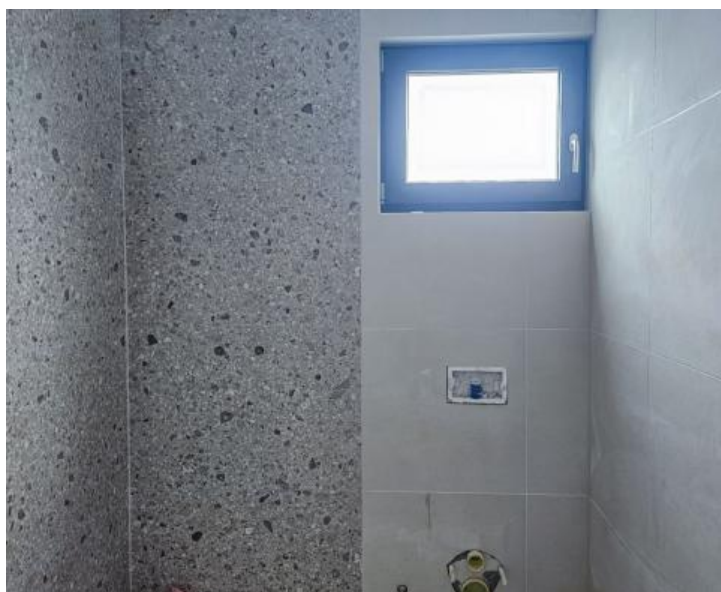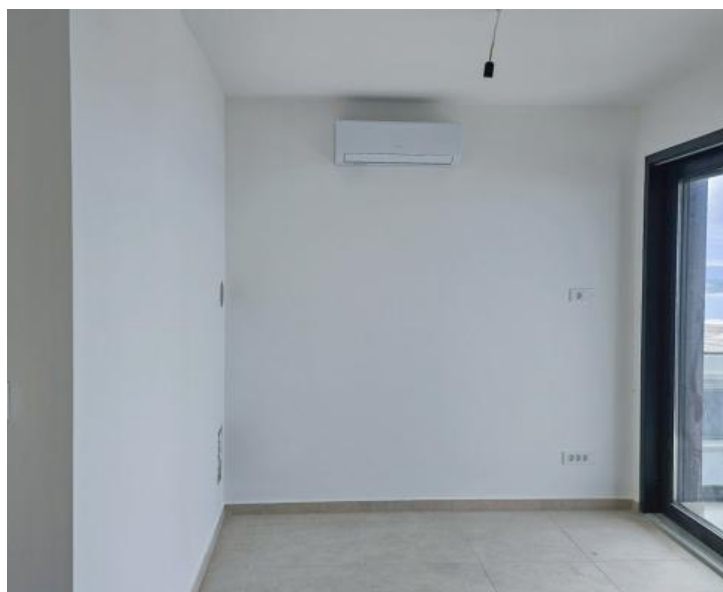Real Estate in Croatia

Price per m²:
5254 €

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

Median price/m² of this type
in this region:
4124 €
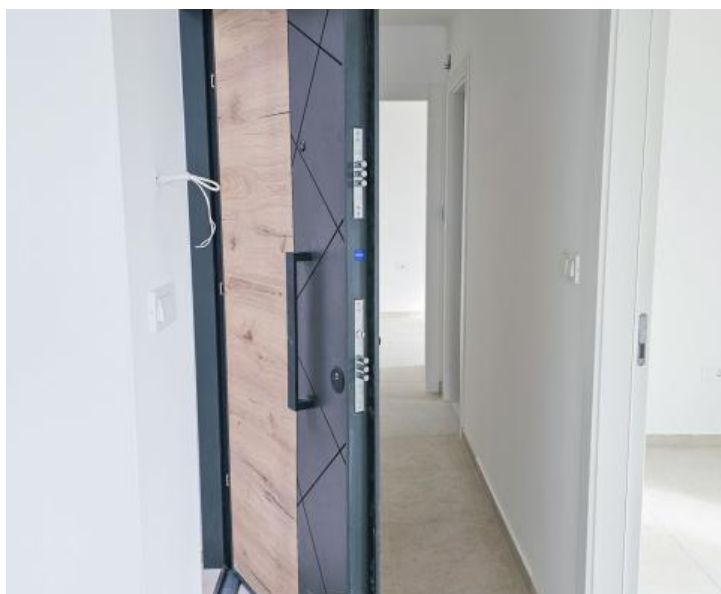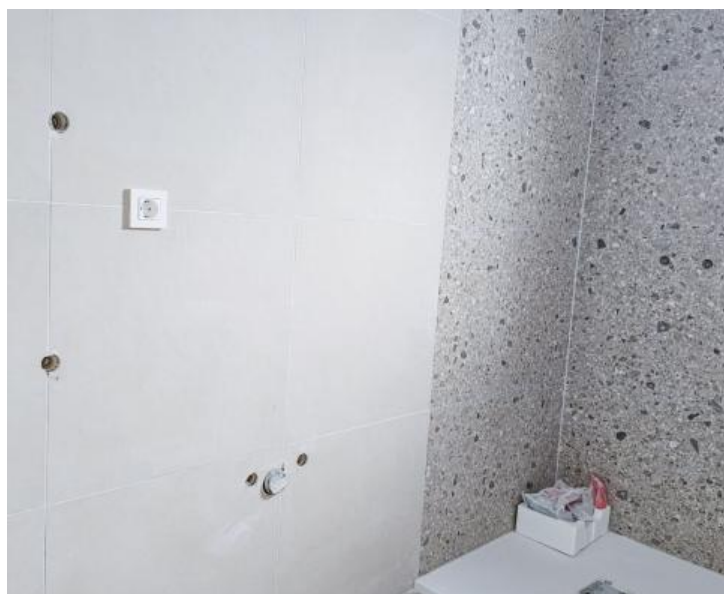
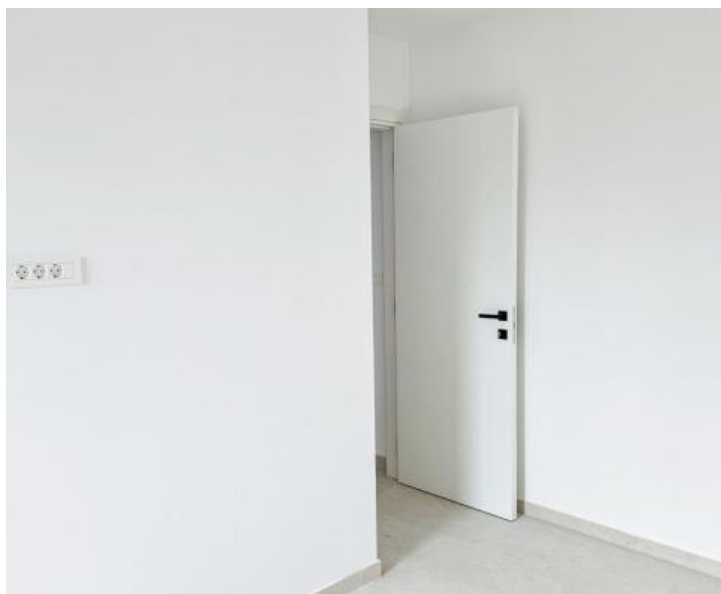Average price/m² of this type
in Croatia:
4488 €

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

Apartment
Omišalj, Kvarner

Adrionika
Real Estate in Croatia

Tel: +385 91 357 3071 Viber, Whatsapp
info@adrionika.com
www.adrionika.com