

# Apartment

## Dramalj, Kvarner



<b>Ref</b>	RE-U-30366
<b>Type</b>	Apartment
<b>Region</b>	Kvarner > Crikvenica
<b>Location</b>	Dramalj
<b>Front line</b>	No
<b>Sea view</b>	Yes
<b>Distance to sea</b>	300 m
<b>Floorspace</b>	126 sqm
<b>No. of bedrooms</b>	3
<b>No. of bathrooms</b>	2
<b>Price</b>	€ 504 000

### **CRIKVENICA, DRAMALJ - 126 m<sup>2</sup> Apartment in a New Building Just 300 Meters from the Sea!**

We are offering the sale of a beautiful apartment located just **300 meters from the sea**. The apartment is situated in the **top attic** of a smaller residential building, and its main advantage is the **wonderful sea view**.

The apartment consists of **three bedrooms**, a **living room with a kitchen**, **two bathrooms**, and a large **south-facing terrace**. It also includes **two parking spaces**. The apartment is located on the **first floor**.

This property is being built by a reputable developer who has previously completed projects in the same street.

This is a great opportunity to purchase **during construction at a lower price**, as the price will increase upon completion!

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>:  
4000 €

Average price/m<sup>2</sup> of this type  
in this region:  
4261 €

Median price/m<sup>2</sup> of this type  
in this region:  
4069 €

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

Median price/m<sup>2</sup> of this type  
in Croatia:  
4159 €

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