

# Apartment

## Njivice, Kvarner



<b>Ref</b>	RE-U-38367-1
<b>Type</b>	Apartment
<b>Region</b>	Kvarner > Island Krk
<b>Location</b>	Njivice
<b>Front line</b>	No
<b>Sea view</b>	Yes
<b>Distance to sea</b>	330 m
<b>Floorspace</b>	73 sqm
<b>No. of bedrooms</b>	2

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**No. of bathrooms**

1

**Price**

€ 269 000

A fully equipped, furnished and air-conditioned apartment of 73 m<sup>2</sup> with 2 bedrooms is for sale in a quiet neighborhood in Njivice, 330 meters from the sea.

This spacious and comfortable apartment, located on the 3rd floor, offers you a unique panoramic view that stretches from the island of Cres all the way to Rijeka.

The modern kitchen, bathroom and other rooms are fully equipped, and your own entrance and parking ensure your privacy.

The gallery provides additional space that you can use for sleeping or working, and the air conditioning allows for a pleasant stay throughout the year.

The apartment is located only 330 meters from the sea, in a quiet environment, ideal for relaxing and enjoying the beauty of Kvarner.

Energy certificate C and security doors guarantee your safety and energy efficiency. All necessary documentation is in order and up-to-date. This apartment is a perfect opportunity for a quiet vacation with a beautiful view, but also an excellent investment with great potential for renting during the tourist season. If you are looking for a quality life on the island of Krk, this is the ideal property for you.

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>:  
3685 €

Average price/m<sup>2</sup> of this type  
in this region:  
4386 €

Median price/m<sup>2</sup> of this type  
in this region:  
4106 €

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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