

Apartment

Njivice, Kvarner



Ref	RE-U-29639
Type	Apartment
Region	Kvarner > Island Krk
Location	Njivice
Front line	No
Sea view	Yes
Distance to sea	300 m
Floorspace	148 sqm
No. of bedrooms	4

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No. of bathrooms

3

Price

€ 446 000

Two apartments with sea view in Njivice, 300 meters from the sea!

In the picturesque coastal town of Njivice, just a short walk from the beach, this 148 m² apartment divided into two fully equipped rental units offers an exceptional opportunity for both personal use and investment. With abundant natural light, a functional layout, and stunning open sea views, this property stands out for its comfort and flexibility.

The apartment spans the ground floor, first floor, and attic (used as storage) of a well-maintained residential building. It is sold as a single unit and includes two separate apartments, each designed for immediate occupancy or tourist rental. The ground floor features a private entrance, offering added privacy and separation from the rest of the building.

On the first floor, the larger apartment includes a spacious living room with soaring 3-meter ceilings, a dining area, a fully equipped kitchen with a pantry, two bedrooms, two bathrooms, and a loggia that opens up to sweeping sea views. The second apartment comprises a cozy living room with a kitchen, a bedroom, a bathroom, another loggia, and attic storage space, making it ideal for hosting guests or generating rental income.

High ceilings, large glass walls with PVC joinery, and a bright, airy atmosphere enhance the overall appeal. The property is sold fully furnished and ready for use. Nearby amenities include a newly renovated public parking area, a shop, and a children's playground—adding to the convenience for both residents and visitors.

With its dual-rental potential, fantastic location near the sea, and stunning views, this property is a rare find in Njivice and a smart choice for those looking to enjoy the Adriatic lifestyle while ensuring strong rental returns.

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 m²:
3014 €

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:
4486 €

Median price/m² of this type
in Croatia:
4167 €

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