

# Apartment

## Crikvenica, Kvarner



<b>Ref</b>	RE-U-23382
<b>Type</b>	Apartment
<b>Region</b>	Kvarner › Crikvenica
<b>Location</b>	Crikvenica
<b>Front line</b>	No
<b>Sea view</b>	Yes
<b>Floorspace</b>	123 sqm
<b>No. of bedrooms</b>	3
<b>No. of bathrooms</b>	2
<b>Price</b>	€ 400 000

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Apartment in a new building with a sea view in Crikvenica 350 meters from the sea!

The apartment is located in a smaller high quality residential building on the 1st floor with a view of the sea, 8-10 minutes by foot to the beach.

Shop just 5 minutes from the location of the building. Don't miss this opportunity for a property near the beach.

The apartment of 123 sq.m. consists of: - living room, kitchen and dining room - 58.09 m<sup>2</sup> - bedroom 1 - 9.72 m<sup>2</sup> - bedroom 2 - 10.44 m<sup>2</sup> - bedroom 3 - 11.89 m<sup>2</sup> - bathroom - 4.75 m<sup>2</sup> - bathroom 2 - 3.80 m<sup>2</sup> - toilet - 1.95 m<sup>2</sup> - loggia 1 - 4.65 m<sup>2</sup> (3.49 m<sup>2</sup>) - loggia 2 - 4.14 m<sup>2</sup> (3.11 m<sup>2</sup>) - covered terrace - 8.50 m<sup>2</sup> (4.25 m<sup>2</sup>) - uncovered terrace 2 - 6.63 m<sup>2</sup> (3.32 m<sup>2</sup>) - parking space 2 - per 8 m<sup>2</sup>.

This beautiful apartment is equipped with air conditioning and sanitary facilities. The orientation is to the south with two terraces and a view of the sea and the surrounding islands. The excellent layout and location are certainly the biggest advantage of this property, which is soon expecting a legalization document.

Method of payment for the buyer:

- 10% on the Pre-Contract
- 10% on the Usage Permit
- 80% when handing over the keys

Recommendation of agents!

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>:  
3252 €

Average price/m<sup>2</sup> of this type  
in this region:  
4300 €

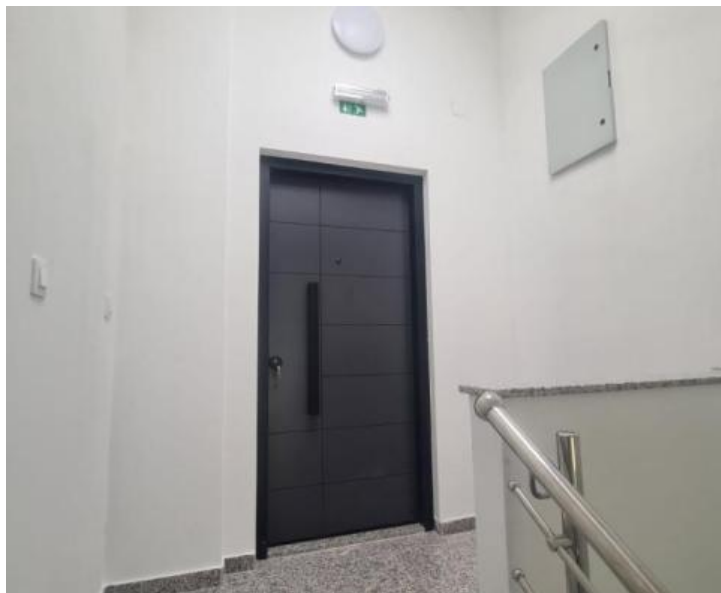
Median price/m<sup>2</sup> of this type  
in this region:  
4138 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
4490 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
4168 €

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