

# Apartment

## Njivice, Kvarner



<b>Ref</b>	RE-U-24308
<b>Type</b>	Apartment
<b>Region</b>	Kvarner > Island Krk
<b>Location</b>	Njivice
<b>Front line</b>	No
<b>Sea view</b>	No
<b>Distance to sea</b>	450 m
<b>Floorspace</b>	100 sqm
<b>No. of bedrooms</b>	2
<b>No. of bathrooms</b>	2
<b>Price</b>	€ 275 000

Ground floor of a house in Njivice on Krk, with two apartments is for sale!

This beautiful apartment of 100 sq.m. is located about 450 meters from the sea. It is located in a house with several apartments on the upper ground floor. It is divided into two equal apartments consisting of a bathroom, a bedroom, a kitchen, a dining room and a living room with access to the terrace.

The object is sold fully furnished, and it has one parking space. This is a good option for renting, but also for your own enjoyment of a good position and the sea.

The apartment is owned by the company and the price is EUR 220,000 + VAT.

Peaceful green Njivice, not far from Omišalj, has always been a part of the Omišalj Castle, and today it is part of the Omišalj Municipality. The place was probably inhabited since ancient times. They are first mentioned in written sources in 1474 in the donation document of Prince Ivan the seventh Frankopan. In the past centuries, it was a small Krk village whose inhabitants were mainly engaged in fishing, olive growing and cattle breeding, and exploitation of forests. Houses by the seashore, boats and fishing nets, "caskets" full of fish, have been a recognizable image of Njivice for centuries. Njivice is the youngest place on the island of Krk, it developed thanks to tourism. In 1930, the first hotel was built and thus the transformation of a small fishing village into today's one of the strongest tourist centers on the island of Krk was initiated. There is a small port in the center of the town, along the edges of which beaches stretch on both sides. This is where the central part of the life of Njivice takes place: with numerous restaurants, cafes and pastry shops. Today, Njivice is a tourist center with modern accommodation facilities, dominated by hotels and an autocamp sheltered by the shade of Bjelogorica. At the end of the city's beaches, the promenade begins - a 1,200-meter-long romantic path through the shade by the sea. In addition to mild natural conditions and accommodation infrastructure at an enviable level, Njivice offers its visitors fun outdoor activities that are on the program almost every day. So you can get to know traditional folklore, listen to klapa concerts, promenade concerts of brass bands. During the summer period, the local gallery hosts exhibitions of renowned artists.

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>:  
2750 €

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:  
4486 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
4167 €

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