

# Apartment

Njivice,Omišalj, Kvarner



<b>Ref</b>	RE-U-26994
<b>Type</b>	Apartment
<b>Region</b>	Kvarner > Island Krk
<b>Location</b>	Njivice,Omišalj
<b>Front line</b>	No
<b>Sea view</b>	No
<b>Distance to sea</b>	150 m
<b>Floorspace</b>	72 sqm
<b>Plot size</b>	55 sqm

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<b>No. of bedrooms</b>	2
<b>No. of bathrooms</b>	1
<b>Price</b>	€ 430 000

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Wonderful ground floor apartment in Omišalj only 150 meters from the sea!  
Total area is 72 sq.m. Land plot is 55 sq.m.  
The house was built in 2011 and there was a complete adaptation in 2021.

With a total area of 72m<sup>2</sup>, the total area of apartment consists of two spacious bedrooms, a living room, a kitchen with a dining room, a bathroom, a hallway and a practical storage room. But the real gem of this apartment is the beautiful terrace with its own garden, a space of up to 55m<sup>2</sup>, providing the perfect environment for relaxing or spending time with family and friends. This property has an additional convenience - one private parking space under the ramp, which makes life even easier and provides a safe space for the vehicle.

The location of the apartment is exceptional, only 150 meters from the coast and the beautiful beach. This provides an incredible opportunity for daily enjoyment of the joys of the sea or a leisurely walk to the coast. Njivice, already known for its impressive tourist potential, records record numbers of overnight stays every year. Therefore, this wonderful apartment is not only a space for rest, but also an attractive investment. Whether you are looking for your own corner to relax or want to take advantage of the opportunity to invest in a flourishing tourist destination, this apartment in Njivice meets all the needs for a quality life or a profitable investment.

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>:  
5972 €

Average price/m<sup>2</sup> of this type  
in this region:  
4380 €

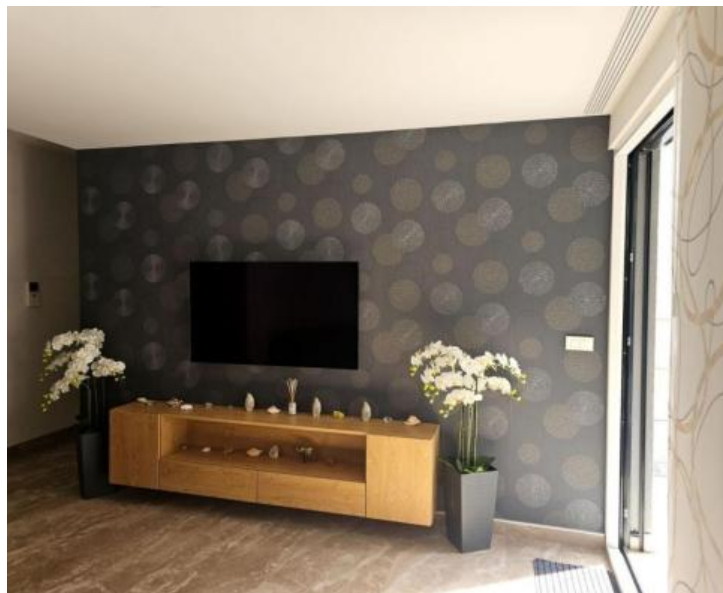
Median price/m<sup>2</sup> of this type  
in this region:  
4106 €

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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