

# Apartment

## Dramalj, Crikvenica, Kvarner



<b>Ref</b>	RE-U-27310
<b>Type</b>	Apartment
<b>Region</b>	Kvarner › Crikvenica
<b>Location</b>	Dramalj, Crikvenica
<b>Front line</b>	No
<b>Sea view</b>	Yes
<b>Distance to sea</b>	350 m
<b>Floorspace</b>	95 sqm
<b>No. of bedrooms</b>	2
<b>No. of bathrooms</b>	2
<b>Price</b>	€ 400 000

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Luxury apartments in a new building in Crikvenica!, 350 meters from the sea.

We mediate the sale of two luxury apartments in a new building with a panoramic view of the sea.

The building is located in a quiet and dead-end street not far from the sea.

The lower floor consists of a living room, kitchen, bathroom, covered terrace and garden, while on the first floor there are two bedrooms, a bathroom, a corridor and a loggia. Given that there will be only two two-story apartments in the building, it can be safely said that it is a semi-detached house with all the advantages of comfort and peace.

Total area of apartment is 95 sq.m. Land plot is 50 sq.m.

The apartment has one parking spot. Heating and cooling in the apartment will be solved by air conditioners. It is sold on a turnkey basis. The expected completion of the works is the second half of 2024.

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>:  
4211 €

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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