

## CRIKVENICA - LUKSUZNI STAN U NOVOGRADNJI SA OKUĆNICOM I POGLEDOM NA MORE, Crikvenica, Flat



### Seller Info

Name: Exclusive Nekretnine  
 First Name: Exclusive  
 Last Name: Nekretnine  
 Company Name: Exclusive nekretnine d.o.o.  
 Service Type: Selling and renting  
 Website: <https://www.exclusive-nekretnine.hr>  
 Country: Croatia  
 Region: Primorsko-goranska županija  
 City: Opatija  
 City area: Opatija  
 ZIP code: 51410  
 Address: Maršala Tita 65  
 Mobile: +385(0)91/887-5855  
 Phone: +385(0)51/498-068  
 About us: Founded in 2017 and situated in the heart of Opatija, on Maršala Tita Street No.65, and Kralja Tomislava 2 Crikvenica theExclusive nekretnine d.o.o has operated successfully in the entire area of Opatija,Rijeka,Crikvenica,Krk and his surroundings. In compliance with the Law of Intermediation on Real Estate, the Agency performs all required judicial activities to allow the most convenient market price at the moment of the real estate purchase and sale.

The Agency is a real estate licence holder and signatory to the Code of Business Ethics of the Croatian Chamber of Commerce. Its main activities consist of purchase intermediation, rental, sale and

exchange of real estate properties.

In addition, the Agency collaborates with external experts on matters of real estate evaluation and Energy Performance Certification.

For all our clients, we perform a complete verification of the official documentation found in the Land Registry as well as in the Cadastral records, from which we certify the property of the real estate.

Before stipulating a contract with the potential buyer we submit all the original documentation concerning the real estate property in question.

Following the stipulation of the contract we continue monitoring the whole process with particular attention to the property transfer and payment of taxes and other duties.

In cases where clients need to update their personal data concerning the property or the transfer of the real estate in question we cooperate with the National Power Companies and other Municipal Agencies and Institutions to offer complete support.

## Listing details

### Common

Title:	CRIKVENICA - LUKSUZNI STAN U NOVOGRADNJI SA OKUĆNICOM I POGLEDOM NA MORE
Property for:	Sale
Property area:	69 m <sup>2</sup>

Number of Floors: 3  
Bedrooms: 3  
Bathrooms: 1  
Garden area: 134 m<sup>2</sup>  
Terrace area: 13 m<sup>2</sup>  
Price: 298,500.00 €  
Updated: Oct 11, 2023

## Condition

Newbuild: yes  
Built: 2020

## Location

Country: Croatia  
State/Region/Province: Primorsko-goranska županija  
City: Crikvenica  
City area: Crikvenica  
ZIP code: 51260



## Permits

Building permit: yes  
Ownership certificate: yes

## Additional information

Elevator: yes  
Energy efficiency: A

## Description

Description: **EXCLUSIVE NEW BUILDING !!** On the ground floor of this exclusive new building we have a top quality apartment for sale. It is located in a quiet area, and yet close to all amenities, so to the center of Crikvenica and the sea you have about 10 minutes walk. The living area consists of an entrance hall, 2 bedrooms, luxury bathroom and living area that includes a kitchen with dining area, living room and terrace overlooking the sea, city of Crikvenica and the island of Krk. The apartment owns a storage room in the basement, a garden of 134 m<sup>2</sup>, and the usage of a shared pool and a common storage room of approximately 20m<sup>2</sup>. The materials used in the construction are top quality, wood-aluminum large glass walls that ensure flawless lighting and airiness of the apartment, Villeroy & Boch bathroom equipment, first class ceramics and parquets, security doors, air conditioners, etc. Future buyer has the possibility of choosing outer parking space or buying a garage parking space for cca 20.000,00€ (depending of the size of garage parking space). There is also the possibility of furnishing the apartment in the price of € 24,000.00 Due to neat ownership papers, the seller guarantees quick transfer of ownership! **SPECIAL BENEFIT: THE BUYER DOES NOT PAY**

REAL ESTATE SALES TAX !!! Don't miss this remarkable property !! Contact us with confidence. WE RECCOMEND!! ID CODE: 161

### Additional contact info

Reference Number: 512916

Agency ref id: 161