

Njivice, Otok Krk- apartman 92m2 s vrtom, blizu centra, Omišalj, Flat



Seller Info

Name: Kaiser Immobilien
First Name: Kaiser
Last Name: Immobilien
Company Name: Kaiser Immobilien d.o.o.
Service Type: Selling and renting
Website: <https://kaiser-immobilien.hr/>
Country: Croatia
Region: Primorsko-goranska županija
City: Opatija
ZIP code: 51410
Address: Maršala Tita 97
Mobile: 00385992140008
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About us: The professional team of experts for exclusive real estate of the agency KAISER IMMOBILIEN becomes a partner for clients in a pleasant, undisturbed, discreet and intimate atmosphere. We strive to meet the highest standards and with great commitment we find the perfect property for you. With our expertise, dedication, our instinct and knowledge of the regional market, you can build your dream property in the locations of Kvarner, Istria, Dalmatia and the whole of Croatia. We advise you from the first appointment to the conclusion of the contract and beyond. Each client is approached individually with maximum trust.

The founders of the agency are Silviya Panuccio and Dean Luić.

Leave it to our team of experts who know every challenge on

the way to the best real estate.

Our focus is quality, safety and finding the perfect property for the money invested.

Reg No.: 133/2024

Listing details

Common

Title:	Njivice, Otok Krk- apartman 92m2 s vrtom, blizu centra
Property for:	Sale
Property area:	92 m ²
Number of Floors:	2
Bedrooms:	4
Bathrooms:	1
Garden area:	44 m ²
Balcony area:	6 m ²
Terrace area:	20 m ²
Price:	350,000.00 €
Updated:	Oct 03, 2024

Condition

Built:	2003
Last renovation:	2017

Location

Country:	Croatia
State/Region/Province:	Primorsko-goranska županija
City:	Omišalj
City area:	Njivice
ZIP code:	51513

Permits

Ownership certificate:	yes
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Additional information

Energy efficiency:	In preparation
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Parking

Number of parking spaces: 1
Covered parking space: yes

Description

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Njivice is located on the northwestern coast of the island of Krk, ten kilometers away from the bridge that connects the island to the mainland. Njivice was once a small fishing village, and today it is a famous tourist destination. A seaside place with a soul, where people from European and other countries like to come. Kaiser Immobilien presents you a spacious attic apartment, 92 m², located in a quiet part of Njivica, in a building with a total of five apartments. This apartment stands out for its spacious layout and quiet location, offering a partial view of the sea from one of the terraces and a beautiful view of the surrounding greenery from the other side. The apartment consists of an entrance hall (2 m²), a modern kitchen with a dining room of 14.11 m², a spacious living room of 33.94 m², large enough to add a fourth room if necessary. In addition, the apartment has three bedrooms - room 1 of 10.09 m², room 2 of 8.89 m² and room 3 of 13.20 m². The bathroom with shower and toilet occupies 6.95 m², and additional storage space is provided by two storage rooms, each of 2 m² on the terrace. The apartment also has a loggia with a small view of the sea (6 m²) and a large terrace with a view of the greenery of 20.96 m². The total area of the apartment, including all rooms, is 118 m². Heating and cooling is done by Toshiba brand air conditioners. The special feature of this apartment is the outdoor garden of 44 m² with a barbecue, ideal for relaxing and socializing outdoors. A covered parking space of 12 m² is provided, which protects the vehicle from the sun and adverse weather conditions. Quality furniture in the apartment remains part of the offer, which enables the future owner to move in quickly or continue the tourist rental. The apartment is categorized and is successfully rented out to tourists during the summer months, providing additional income and making it an excellent investment opportunity. Proximity to amenities: Restaurant: 500 m Bakery: 350 m Shop: 400 m Beach: 350 m Center of Njivice: 300 m Beach bar: 400 m Bus station: 200 m Rijeka airport: 10 km Post office, bank: 6 km Malinska: 6 km Rijeka: 32 km Distance between major cities: Njivice-> Ljubljana: 150 km Njivice-> Budapest: 500 km Njivice-> Munich: 550 km Njivice-> Vienna: 520 km Njivice-> Prague: 850 km Agency commission for the buyer is 3% + VAT and is paid in case of real estate purchase, at the conclusion of the first legal act. ID-CODE: 127-024 If you want to visit the property in person, please contact: Jennifer Hofmann E-mail: jennifer@kaiser-immobilien.hr Phone: +385-91-515-0887 <http://kaiser-immobilien.hr/> ID CODE: 127-024

Additional contact info

Reference Number: 647618
Agency ref id: 127-024