

## Otok Krk, Omišalj - apartman 90m2 sa okućnicom, 100m od mora, 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  
Phone: 0038551823491  
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:	Otok Krk, Omišalj - apartman 90m2 sa okućnicom, 100m od mora
Property for:	Sale
Property area:	89 m <sup>2</sup>
Bedrooms:	3
Bathrooms:	3
Terrace area:	14 m <sup>2</sup>
Price:	359,000.00 €
Updated:	Oct 03, 2024

### Condition

Newbuild:	yes
Built:	2025.

### Location

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

### Permits

Building permit:	yes
Ownership certificate:	yes



### Additional information

Energy efficiency:	In preparation
--------------------	----------------

### Heating

Central heating:	yes
------------------	-----

## Parking

Number of parking spaces: 1

## Description

Description: Kaiser immobilien mediates the sale of a two-story apartment in a new building in Omišalj on the island of Krk, only 100m from the sea. The apartment with a total living area of 89.54 m<sup>2</sup> extends through the ground floor and the first floor of a two-story building with a total of 6 residential units. It consists on the ground floor of an entrance area, a bathroom, a living area that includes a living room, kitchen and dining room, and a balcony. The stairs lead to the first floor where there are two bedrooms, two bathrooms and a balcony with a wonderful view of the sea and magical sunsets. In the construction of this modern project, high-quality materials and equipment are used, so that in addition to the excellent layout of the rooms, this property is characterized by ALU carpentry with electric blinds and mosquito nets, granite flooring 60/120, Inotherm main entrance door with smart lock system (fingerprint and code), underfloor heating via a Vaillant heat pump, and air conditioning in all rooms. The apartment also has a 30m<sup>2</sup> garden and 1 parking space. Estimated completion date is May 2025. Excellent and high-quality property within walking distance of the sea! The commission of the agency for the buyer is 3% + VAT and is paid in case of real estate purchase, when the first legal deed is concluded. ID CODE 105-252 ID CODE: 105-252

## Additional contact info

Reference Number: 647789  
Agency ref id: 105-252