

## ISTRIA ADRIA

Pot za Brdom 102, 1000 Ljubljana

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<b>Code :</b>	11019
<b>Location :</b>	Crikvenica
<b>Building size :</b>	115 m <sup>2</sup>
<b>Garden size :</b>	0.00 m <sup>2</sup>
<b>Floor :</b>	Ground floor
<b>Number of floors :</b>	4
<b>Number of bedrooms :</b>	3
<b>Number of rooms :</b>	4
<b>Number of bathrooms :</b>	1
<b>Seaview :</b>	Yes
<b>Air conditioning :</b>	Yes
<b>Energy efficiency :</b>	Not specified
<b>Year of construction :</b>	1978
<b>Year of adaptation :</b>	2018

**Price :** 228.500 €

Crikvenica — an apartment for those who see potential

We offer something different.

Not a turnkey apartment for instant move-in, but a space for ideas – for those who see opportunity in walls, not cost.

For visionaries, artists, architects at heart.

For those who hear the crickets on the stone terrace and feel the scent of the sea and bougainvillea in the air.

Located in a quiet part of Crikvenica, this ground-floor apartment offers 115 m<sup>2</sup> of living space and a 37 m<sup>2</sup> terrace with a sea view. What makes it special is not only its size, but its energy – light, open, and free.

Large south-facing glass walls make the space breathe and connect with the sea, the garden, and the sky.

The apartment has two entrances – one through the building and another from the terrace, giving it the feel of a standalone home. Thanks to its open layout and multiple access points, it can easily be converted into two smaller units or kept as a three-bedroom apartment.

Inside, you'll find wood, stone, and light – a combination that makes it feel like a home, not just a property.

The floors are solid oak, the kitchen is new, the bathroom retro-chic, and the stone-paved terrace is surrounded by palms, figs, and lemon trees.

A true Mediterranean oasis of privacy, where time slows down.

Equipped with a new inverter air-conditioner and mramoterm

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heating panels, the apartment also includes a 2.7 m<sup>2</sup> storage room and a 10 m<sup>2</sup> garden.

The total parcel area is 486 m<sup>2</sup> – building is not allowed, but it gives you the feeling of a private courtyard, an extension of your living space.

The beach and sea are just 300 meters away – a short walk down the steps – while the center of Crikvenica is only 800 meters away.

Free public parking is available around the building.

This apartment is not for everyone.

But if you're looking for a space with character, warmth, and potential for transformation, your vision might find its place here.

Purchase possible through a loan.