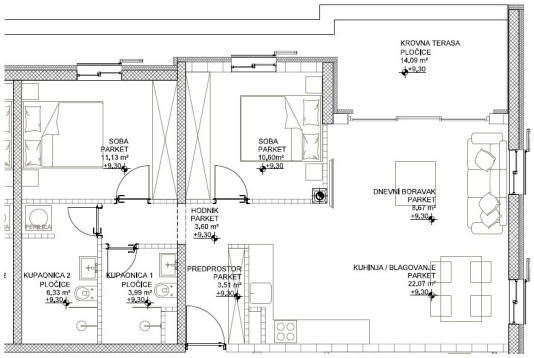
**ISTRIA ADRIA**
**Pot za Brdom 102, 1000 Ljubljana**
**e-mail: info@istria-adria.com**
**web: istria-adria.com**
**info: +386 59 200 071**



TLOCRT STANA 3.2.




POVRŠINA STANA 3.2.

| Prostorija | m² | koeficijent | ukupno |
|---|---|---|---|
| **Stan 3.2.** | | | |
| Predprostor | 3,51 | 1,00 | 3,51 |
| Hodnik | 3,60 | 1,00 | 3,60 |
| Kupaonica 1 | 3,99 | 1,00 | 3,99 |
| Kupaonica 2 | 6,33 | 1,00 | 6,33 |
| Soba 1 | 10,60 | 1,00 / 0,75 | 10,19 |
| Soba 2 | 11,13 | 1,00 / 0,75 | 10,78 |
| Dnevni boravak | 8,67 | 1,00 | 8,67 |
| Kuhinja / blagovanje | 22,07 | 1,00 | 22,07 |
| Krovna terasa | 14,09 | 0,25 | 3,52 |
| | **83,99** | | **72,66** |
| Parkirno mjesto | 14,30 | 0,50 | 7,15 |
| Spremište | 3,07 | 0,50 | 1,54 |
| | **17,37** | | **8,69** |
| **UKUPNO:** | **101,36** | | **81,35** |

KARAKTERISTIČNI KAT







| | |
|---|---|
| **Code :** | 12042 |
| **Location :** | Cres |
| **Building size :** | 101 m2 |
| **Garden size :** | 0.00 m2 |
| **Distance from sea :** | 50 m |
| **Floor :** | 3 |
| **Number of floors :** | 3 |
| **Number of bedrooms :** | 2 |
| **Number of rooms :** | 3 |
| **Number of bathrooms :** | 2 |
| **Elevator :** | Yes |
| **Air conditioning :** | Yes |
| **Energy efficiency :** | Not specified |

Price : 415.000 €

ISLAND OF CRES, TOWN OF CRES – premium new construction in the strict center, 50 m from the sea

In an exceptional and rarely available location in the very heart of Cres, only 50 meters from the sea, a modern residential-commercial building with an elevator and underground garage is being built.

Apartment 3.2:
Apartment marked 3.2 has a functional layout and consists of:
-entrance area
-hallway
-2 bathroom
-2 bedroom
-living room
-kitchen and dining room
-Rooftop Terraces

The apartment includes in ownership one garage parking space as well as a storage room in the garage, which further increases the comfort and practicality of living.

The building is modernly designed and comprises a total of 14 residential units, functional one-bedroom and two-bedroom apartments. The apartments are sold on a “turnkey” basis, with high-quality equipment that includes:
-underfloor heating
-inverter air conditioning units
-premium floor coverings and parquet
-modern walk-in bathrooms
-sanitary ware from renowned manufacturers

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The buyer does not pay real estate transfer tax.

The location in the strict city center ensures immediate proximity to all amenities – the waterfront, beaches, shops and restaurants – which makes this property extremely attractive both for year-round living and as a secure investment for tourist rental.

This property represents a true rarity on the market and an excellent opportunity for living or investment in one of the most desirable locations on the island of Cres.

For more information and to arrange a viewing, contact the agent directly.

- Rijeka