

ISTRIA ADRIA

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Izračun neto površina stanova:

*napomena: terase i balkoni nisu u izračunu neto površina

NKP 01 NKP Prvi kat		
Stan	Prostorija	Površina
A2	Dnevni dio	24.67
A2	Hodnik	2.86
A2	Kupaonica	4.30
A2	Spavaća soba	10.70

P=41,90 m2

Code :	16020
Location :	Vinodolska Općina
Building size :	48 m2
Garden size :	0.00 m2
Floor :	1
Number of floors :	2
Number of bedrooms :	1
Number of rooms :	2
Number of bathrooms :	1
Number of toilets :	1
Air conditioning :	Yes
Energy efficiency :	Not specified
Year of construction :	2026

Price : 156.000 €

Tribalj – New Development, Apartment A2, 48.1 m² with Balcony and Parking Space

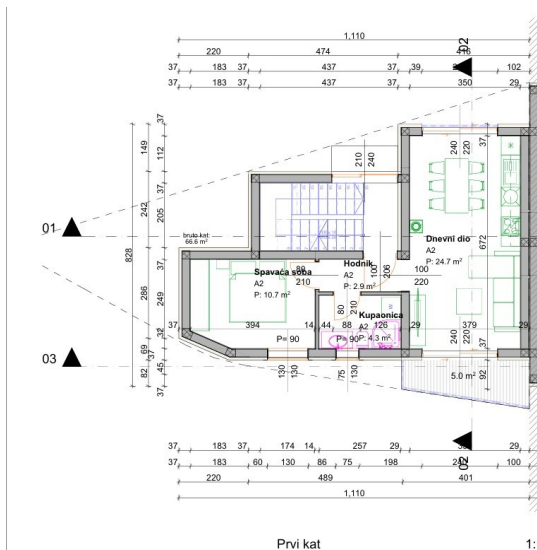
In Tribalj, a peaceful village in the hinterland of Crikvenica, Apartment A2 is offered for sale in a new residential development, situated on the first floor of a smaller residential building. The location is ideal for those who wish to live in a quieter, greener environment while remaining only a few minutes' drive from the sea, Crikvenica and all essential amenities.

The apartment is designed as a one-bedroom apartment with a living room and has a total net usable area of 48.1 m². Its functional layout is complemented by a covered south-facing balcony, providing a pleasant outdoor space for everyday use. The apartment also includes a private parking space.

Tribalj offers an excellent combination of peaceful living and good transport connections. Crikvenica and the sea are nearby, as is the motorway entrance and exit, providing convenient connections to Rijeka, Zagreb and the rest of the Kvarner region.

The village is surrounded by nature, while the nearby Tribalj Lake is particularly popular among enthusiasts of sport and recreational fishing as well as outdoor activities. An additional advantage for families is the construction of a new kindergarten in Tribalj, further improving the conditions for year-round living.

The apartment will be finished using quality materials and equipment. The building is constructed with Porotherm Profi S blocks and 10 cm façade insulation, while heating and cooling will be provided by Hisense split systems. The apartment will feature



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security entrance doors, Braga interior doors, Alu-Ben joinery, 12 mm Kronotex Mammut laminate flooring, Geberit systems, quality ceramic tiles and sanitary ware. The apartment also has a chimney.

The planned completion of construction is September 2027.

The selling price is €156,000.

The property is subject to VAT, which is already included in the stated selling price. Therefore, the buyer does not pay the additional 3% real estate transfer tax.

The property is suitable for year-round living, as a holiday home or as an investment – particularly for buyers who value proximity to the sea and Crikvenica while preferring to spend their everyday life away from the summer crowds, surrounded by greater peace, greenery and nature.