

ISTRIA ADRIA

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Code :	16037
Location :	Kraljevica
Building size :	85 m2
Garden size :	0.00 m2
Floor :	1
Number of floors :	3
Number of bedrooms :	3
Number of rooms :	4
Number of bathrooms :	1
Seaview :	Yes
Air conditioning :	Yes
Energy efficiency :	Not specified
Year of adaptation :	2006

Price : 250.000 €

Kraljevica – First row to the sea | 3 bedrooms + living room, 85 m²

We are offering for sale an exceptionally rare property – a spacious 85 m² apartment located in the first row to the sea in Kraljevica.

The apartment is situated on the first floor of a well-maintained residential building, in a location just a few steps from the sea. The combination of immediate proximity to the sea, generous living space and three bedrooms makes this property particularly attractive for year-round living as well as a private holiday home by the sea.

The apartment consists of three bedrooms, a living room, a kitchen with dining area, a hallway, a bathroom and a small balcony.

One of its major advantages is the abundance of natural daylight. Thanks to the large number of windows, the apartment is bright and pleasant throughout the day, while the functional layout provides plenty of space and privacy even for a larger family.

The property is tidy, well maintained and ready to move into, with no essential renovations required before occupancy. During the last major renovation, the water and electrical installations were replaced, the floors were renovated and part of the exterior joinery was replaced.

Heating and cooling are provided by an air-conditioning unit in the living room, while the kitchen is equipped with a thermo

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stove.

The building itself is also well maintained, with the façade and roof renovated approximately 20 years ago.

An additional practical advantage is free public parking available in the immediate vicinity of the building, which is certainly an important benefit for a property located directly by the sea.

Properties of this size, with three bedrooms and a first-row-to-the-sea location, rarely come onto the market. The apartment is well maintained, functional and ready for use, while its greatest value remains something that cannot be changed or recreated – its location right by the sea.