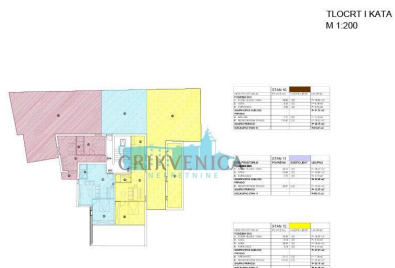


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**I KAT**  
**Stambena jedinica br. 11**  
 u nacrtima označena svjetlo plavom bojom

OPIS PROSTORIJIA	STAN 11 POVRŠINA	KOEFICIJENT	UKUPNO
<b>POSEBNI DIO</b>			
1. D.BOR. BLAGO. I KUHL.	26,43	1,00	P= 26,43 m <sup>2</sup>
2. SOBA	13,65	1,00	P= 13,65 m <sup>2</sup>
3. KUPAONICA	2,72	1,00	P= 2,72 m <sup>2</sup>
<b>UKUPNO (POS. DJELOVI)</b>			<b>P= 42,80 m<sup>2</sup></b>
<b>PRIPADCI</b>			
4. NENATKRIVENA TERASA	49,31	0,25	P= 12,33 m <sup>2</sup>
<b>UKUPNO PRIPADCI</b>			<b>P= 12,33 m<sup>2</sup></b>
<b>SVEUKUPNO STAN 11</b>			<b>P=55,13 m<sup>2</sup></b>

<b>Code :</b>	09035
<b>Location :</b>	Crikvenica
<b>Building size :</b>	43 m <sup>2</sup>
<b>Garden size :</b>	0.00 m <sup>2</sup>
<b>Floor :</b>	1
<b>Number of floors :</b>	1
<b>Number of bedrooms :</b>	1
<b>Number of rooms :</b>	2
<b>Number of bathrooms :</b>	1
<b>Energy efficiency :</b>	Not specified

**Price :** 125.000 €

A 42 m<sup>2</sup> apartment is for sale, located on the first floor of a building currently undergoing renovation. It is situated in a highly sought-after location - only 500 meters from the sea and the beach, and in close proximity to all essential amenities for everyday life.

The apartment consists of a bedroom, an open-space living room with a kitchen and dining area, a bathroom, a small balcony, and an uncovered terrace of 49 m<sup>2</sup>, offering additional outdoor living space. The apartment comes with a private parking space.

The building is undergoing complete renovation, and the apartment is currently being sold in a shell & core condition, with the option to purchase a fully finished "turnkey" version at the price of €187,000.

- Excellent micro-location
- Large uncovered terrace (49 m<sup>2</sup>)
- Close to all necessary amenities
- Possibility of personal interior design
- Suitable for living or tourist rental
- Private parking

A property with potential, ideal as an investment or for personal use.