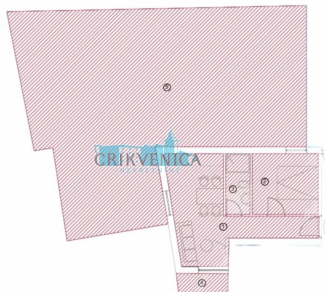


ISTRIA ADRIA
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Code :	09036
Location :	Crikvenica
Building size :	32 m2
Garden size :	0.00 m2
Floor :	1
Number of floors :	1
Number of bedrooms :	1
Number of rooms :	2
Number of bathrooms :	1
Energy efficiency :	Not specified

Price : 135.000 €

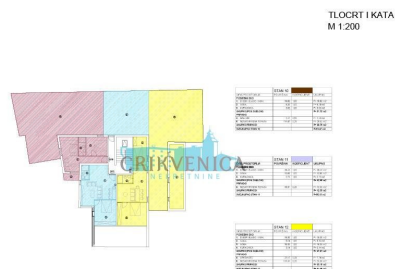
A 32 m² apartment is for sale, located on the first floor of a building currently undergoing renovation. It is situated in a highly sought-after location - only 500 meters from the sea and the beach, and in close proximity to all essential amenities for everyday life.

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 114 m² that provides 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 €203,000.

- Excellent micro-location
- Large uncovered terrace (114 m²)
- Close to all necessary amenities
- Possibility of personal interior design
- Suitable for living or tourist rental
- Private parking

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



I KAT
Stambena jedinica br. 10
 u nacrtna označena smeđom bojom

	STAN 10		
OPIS PROSTORIJA	POVRŠINA	KOEFICIJENT	UKUPNO
POSEBNI DIO			
1. D.BOR. BLAGO. I.KUH.	18,82	1,00	P= 18,82 m2
2. SOBA	9,38	1,00	P= 9,38 m2
3. KUPAONICA	3,52	1,00	P= 3,52 m2
UKUPNO (POS. DJELOVI) PRIPADCI			P= 31,72 m2
4. BALKON	2,47	0,50	P= 1,23 m2
5. NENATKRIVENA TERASA	114,07	0,25	P= 28,52 m2
UKUPNO PRIPADCI			P= 29,75 m2
SVEUKUPNO STAN 10			P=61,47 m2