

**ISTRIA ADRIA**  
**Pot za Brdom 102, 1000 Ljubljana**  
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TLOCKT BUTERENA  
1:100

ETIČA	STAN	VRSTA	POVRŠINA	POV.	KUBIČ.	URUPLO
BETON	001-1	A	10	108,22	1,08	10,82
	001-1	A	02	108,22	1,08	10,82
	001-1	A	03	108,22	1,08	10,82
	001-1	A	04	108,22	1,08	10,82
	001-1	A	05	108,22	1,08	10,82
	001-1	A	06	108,22	1,08	10,82
	001-1	A	07	108,22	1,08	10,82
	001-1	A	08	108,22	1,08	10,82



<b>Code :</b>	09931
<b>Location :</b>	Omišalj
<b>Building size :</b>	108 m2
<b>Lot size :</b>	200 m2
<b>Garden size :</b>	0.00 m2
<b>Distance from sea :</b>	285 m
<b>Floor :</b>	s
<b>Number of floors :</b>	1
<b>Number of bedrooms :</b>	3
<b>Number of rooms :</b>	4
<b>Number of bathrooms :</b>	2
<b>Seaview :</b>	Yes
<b>Energy efficiency :</b>	Not specified

**Price :** 392.000 €

In Omišalj on the island of Krk, a modern apartment is for sale featuring three bedrooms, a spacious living room, and a covered terrace, located in a quiet street. The apartment includes a large shared garden of 300 m<sup>2</sup>, offering complete privacy and serving as an additional outdoor space for relaxation or socializing.

Total usable area: 108.22 m<sup>2</sup>  
 Total layout area with additions: 121.51 m<sup>2</sup>

The apartment consists of:

Entrance hall

Living room with kitchen and dining area

Three bedrooms, with the master bedroom featuring a private en-suite bathroom

Two bathrooms

Storage room

Covered terrace

Two parking spaces are included in the price.

Planned completion: mid-2027.

The apartment will be equipped with PVC windows, electric underfloor heating in the bathrooms, heating and cooling via air

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conditioning units (indoor units in the living room and bedrooms, outdoor units on the roof), and a heat pump. A chimney is also planned, allowing the option to install a fireplace.

The building is constructed with 25 cm thick brick and 10 cm thermal insulation, ensuring excellent energy efficiency and high living comfort.

Ideal for year-round living, vacation, or as an investment for tourist rental.

The location offers peace, privacy, and quick access to all important amenities.

For more information or to schedule a viewing, feel free to contact us!

Apartment 1-A