ISTRIA ADRIA
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Code :	09934
Location :	Omišalj
Building size :	94 m2
Lot size :	200 m2
Garden size :	0.00 m2
Distance from sea :	285 m
Floor :	Ground floor
Number of floors :	1
Number of bedrooms :	3
Number of rooms :	4
Number of bathrooms :	1
Seaview :	Yes
Energy efficiency :	Not specified

Price : 343.000 €

In Omišalj, on the island of Krk, a modern 3-bedroom apartment with living room is for sale, with a total calculated area of 94.51 m². It is located on the ground floor of a smaller residential building with a total of three apartments, in a quiet and attractive street.

The apartment consists of:

Living room with kitchen and dining area (30.15 m²)
Three bedrooms (14.47 m², 9.52 m² and 8.80 m²)
Bathroom (7.09 m²)
Separate toilet (4.20 m²)
Hallway (10.26 m²)
Two covered terraces (15.60 m² and 4.45 m²)

The apartment comes with two parking spaces included in the price.

The total floor area including annexes is 104.54 m², and the calculated usable area (with coefficients) is 94.51 m².

Planned completion of construction: mid-2027.

The apartment will feature PVC joinery, electric underfloor heating in the bathroom, heating and cooling via air conditioning units (indoor units in the living room and all bedrooms, outdoor units on the roof), and heat pumps. A chimney opening is also planned, allowing for the installation of a fireplace. The building is constructed with 25 cm thick brick walls and 10 cm thermal insulation, ensuring good energy efficiency and comfort.

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Ideal for family living, as a holiday home, or as an investment for tourist rental. The location offers peace, privacy, and proximity to all amenities.

For more information or to arrange a viewing, contact us directly.

Apartment 2-B