



**Island of Krk, Krk, beautiful two-story apartment with a view of the sea, NKP 140.19 m2**

*Croatia, Islands of the Adriatic sea*

<b>Price:</b>	<b>€ 590 000</b>
<b>Object type</b>	Apartment
<b>Market</b>	New building
<b>Bedrooms</b>	5
<b>Number of rooms</b>	5
<b>Area</b>	140 m2
<b>Category</b>	For sale



A beautiful two-story apartment in a semi-detached urban villa is for sale in the town of Krk on the island of Krk. The apartment has a net area of 140.19 m2 and is located on the 1st and 2nd floor of the building.

The 1st floor consists of a living room with kitchen and dining room, exit to the terrace, 3 bedrooms and a bathroom. TOTAL: 63.82 m2

The 2nd floor consists of a living room with kitchen and dining room, access to the terrace, 2 bedrooms and a bathroom. TOTAL: 63.82 m2

TOTAL: 179.13 m2 of real area - 140.19 m2 of NKP

The apartment can be repurposed into two separate residential units according to the existing conceptual solution available to the buyer for inspection.

Residential unit 4 has a mezzanine entrance on the ground floor and occupies the entire 1st and 2nd floor. The foundations are reinforced concrete roof tiles with a thickness of 35 cm.

The construction of the buildings is a system of monolithic AB panels with a thickness of 20 cm.

The walls of the staircase and between the apartments are monolithic reinforced concrete.

All interior partition walls are made of plastered plasterboard walls with a thickness of 10 cm.

The roof is a flat reinforced concrete slab 20 cm thick with falling concrete placed on it; it is insulated with a layer of waterproofing based on TPO, gotekstil and gravel, total height 15 cm.

The external walls are insulated with 10 cm of mineral wool thermal insulation, and the final layer of the facade is Demit facade.

The expected energy class is A+

The balcony railings are transparent, made of tempered glass.

The floor covering in the apartments is high-quality ceramic.

The sanitary equipment is manufactured by Grohe and/or equivalent.

All of the above is included in the real estate sales price.



ID: HR-191-137405  
WWW.MERCURYESTATE.COM  
TEL./VIBER/WHATSAPP:  
+ 37129642499

The location of the building is approx. 250 m from the sea.  
The apartment has an unobstructed beautiful view of the sea.  
The building is in an excellent location in a quiet, dead-end street.  
The nearest pebble beach, Plav, is connected by an asphalted road and is accessible by car, bicycle or on foot, and food, drinks, toilets and showers are also provided.  
All necessary facilities are available in Krk.  
The city of Krk is well connected by ferry and bus traffic.  
The nearest airport is in Rijeka, 50 km away.  
Due to its great location, this excellent property will provide you with a superb vacation, and it is also a great rental investment.

**Contacts:**

**Alina Merca**

**GSM:** + 37129642499

(Viber, WhatsApp)

**E-mail:** alina@mgroup.lv