



Galboka Residence - prestigious duplex apartment by the sea on the island of Lošinj

EUR 385.000,00

Property details

Type:	Apartment
Bedrooms:	2
Size:	83
Region:	Kvarner
City:	Nerezine
Built:	2013



Description

The project comprises only 12 carefully designed residential units, ensuring a peaceful and intimate living environment just steps away from the sea.

The residence is located only a few minutes' walk from the popular Galboka Beach and the crystal-clear waters of the Adriatic Sea. The center of Nerezine, with its restaurants, cafés, shops, marina, and all essential amenities, is also within easy walking distance.

Special attention has been given to quality of living and residents' comfort. Each unit features either a private garden or a spacious terrace, allowing owners to fully embrace the Mediterranean lifestyle. Residents also enjoy access to a communal swimming pool, jacuzzi, landscaped green areas, and dedicated parking spaces.

All apartments are sold fully furnished and include air-conditioning units in both the bedrooms and living area, providing year-round cooling and heating. Selected units additionally feature a wood-burning fireplace, creating a cozy atmosphere and serving as an additional heating source during the cooler months.

Available Units

One-Bedroom Apartments - from EUR 245,000

The ground-floor apartments, measuring 48 m², comprise one bedroom, a bathroom, and an open-plan living area with a lounge, dining area, and kitchen. Large glass surfaces seamlessly connect the interior with a private terrace and garden, creating a natural extension of the living space.

- N6.1 - Koludarac (garden, fireplace): EUR 245,000
- N5.2 - Grujica (garden): EUR 245,000
- N4.1 - Kozjak (garden): EUR 249,000

Two-Bedroom Apartments - from EUR 335,000

The 64 m² apartments feature two bedrooms, a bathroom, and a spacious central living area with a lounge, dining room, and kitchen.



The living area opens onto a large covered terrace and private garden, providing additional outdoor space for everyday enjoyment.

- N5.1 - Zeca (garden): EUR 335,000
- N4.2 - Palaciol (garden, fireplace): EUR 345,000
- N6.2 - Skoljic (garden, fireplace, accommodates up to 3 guests): EUR 335,000 - SOLD

Two-Bedroom Duplex Apartments - from EUR 375,000

The duplex units offer 83 m² of living space arranged over two levels. The ground floor comprises an entrance area, an open-plan living room with dining area and kitchen, a guest WC, and access to a spacious terrace with pergola. The upper floor includes two bedrooms and a bathroom, while selected units also enjoy sea views.

- N6.3 - Srakane (duplex, terrace, fireplace): EUR 385,000
- N6.4 - Orjule (duplex, terrace, fireplace): EUR 395,000
- N5.3 - Susak (duplex, terrace): EUR 385,000
- N5.4 - Unije (duplex, terrace): EUR 385,000
- N4.3 - Trstenik (duplex, terrace): EUR 375,000
- N4.4 - Ilovik (duplex, terrace): EUR 385,000

Property Management

The management of the residence remains under the responsibility of the developer/operator, ensuring professional maintenance of all communal areas and the smooth operation of the complex.

Property owners are contractually guaranteed the right to use the communal swimming pool, jacuzzi, and other landscaped common areas within the estate, including a social area with a barbecue corner. Access and usage are not subject to time limitations and remain guaranteed throughout the entire ownership period.

Each unit is allocated a parking space through a long-term lease arrangement at no additional cost, as parking usage is already included within the management fees.

Estimated monthly operating costs are approximately EUR 200-250. The contribution for the use and maintenance of common areas, which remain under the management of the operating company, amounts to EUR 5/m² per month. Contributions to the reserve fund are approximately EUR 2/m² of the apartment's net floor area.

Owners may optionally participate in a professionally managed rental programme, under which they receive 70% of rental income after VAT. Participation in the programme is entirely voluntary, allowing owners to use the property exclusively for personal purposes or arrange rentals independently.

Galboka Residence is more than just a property—it is a lifestyle. It represents a unique opportunity for those seeking high-quality living, a timeless Mediterranean setting, and a secure investment on one of the Adriatic's most beautiful islands.