

# Villa

## Krk, Kvarner



<b>Ref</b>	RE-U-28698
<b>Type</b>	Villa
<b>Region</b>	Kvarner › Island Krk
<b>Location</b>	Krk
<b>Front line</b>	No
<b>Sea view</b>	Yes
<b>Distance to sea</b>	250 m
<b>Floorspace</b>	330 sqm
<b>Plot size</b>	806 sqm
<b>No. of bedrooms</b>	6
<b>No. of bathrooms</b>	5
<b>Price</b>	€ 1 800 000

Impressive property in Krk town on the island of Krk, with sea views!  
The property is mere 250 meters from the sea!  
Total area is 330 sq.m. Land plot is 806 sq.m.

The house consists of a ground floor and first floor, designed as three separate apartments. The ground floor comprises a one-bedroom and a three-bedroom apartment, while the first floor houses a large, spacious three-bedroom apartment requiring renovation. The apartments on the ground floor are newly renovated and modernly and high-quality furnished. The three-bedroom apartment features an open-space layout including a living room, dining area, and kitchen, three bedrooms each with a bathroom, and a covered terrace. It is equipped with 4 air conditioning units, underfloor heating, electric shutters, and is sold fully furnished. The large plot offers the possibility of building a pool with a sunbathing area. The sea, beaches, and all other essential amenities are just two hundred meters away.

Today, we recognize Krk as a tourist destination with exceptional cultural and artistic heritage, where the ancient Splendidissima Civitas Curitarum (the shimmering city of the Krk people) coexists with the bustling character of modern times.

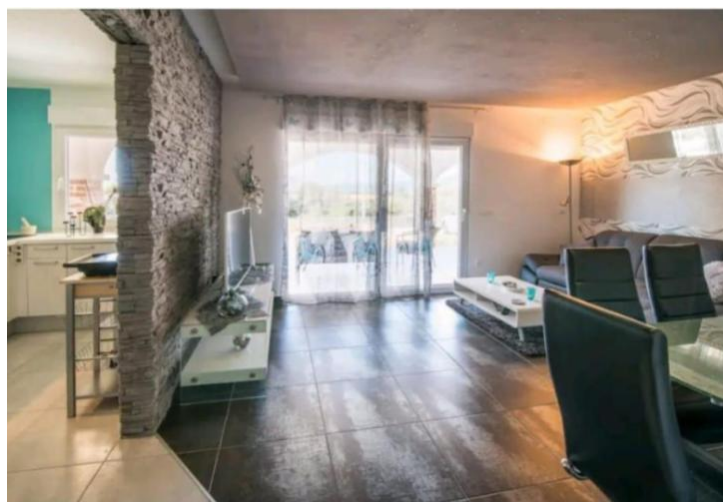
The island of Krk has expertly capitalized on its ideal geographical location for tourism. This includes its proximity to the mainland, which was enhanced about twenty years ago by the construction of a bridge connecting Krk with the mainland, making it even more accessible. Good transportation connections have made the island of Krk a popular day-trip destination, and conversely, the island offers opportunities for diverse day trips. For instance, visits to the Plitvice Lakes and Northern Velebit National Parks. True explorers will certainly want to get to know Rijeka – the center of the Primorje-Gorski Kotar County, and a stay in Rijeka can be combined with an essential visit to Opatija – the "Adriatic Pearl" of tourism. A day trip to Istria will be very interesting, where we recommend staying in its central part rather than on the coast! Finally, the island of Krk is connected by ferry to three other islands: Rab, Cres, and Lošinj, which can also become destinations for your day trips.

Overall additional expenses borne by the Buyer of real estate in Croatia are around 7% of property cost in total, which includes: property transfer tax (3% of property value), agency/brokerage commission (3%+VAT on commission), advocate fee (cca 1%), notary fee, court registration fee and official certified translation expenses. Agency/brokerage agreement is signed prior to visiting properties.



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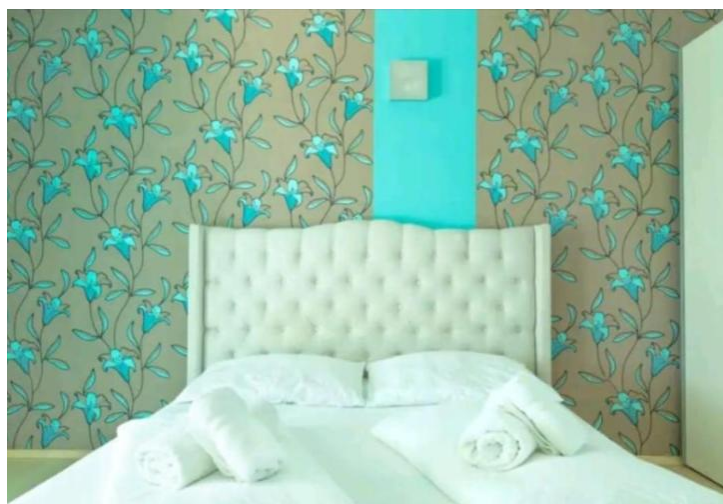
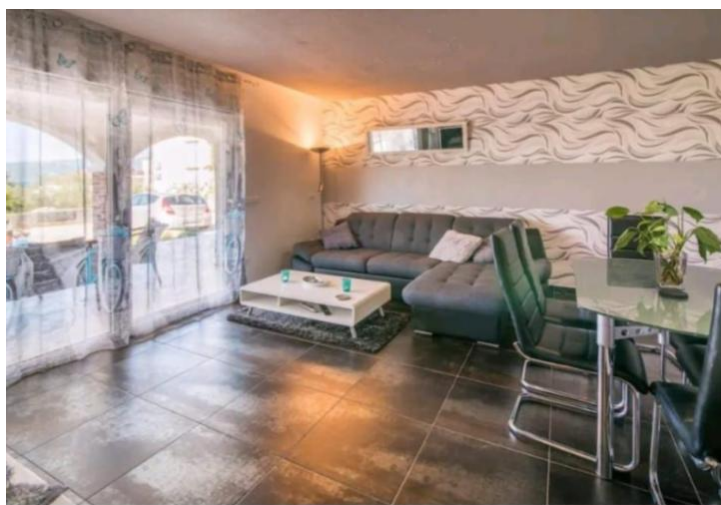
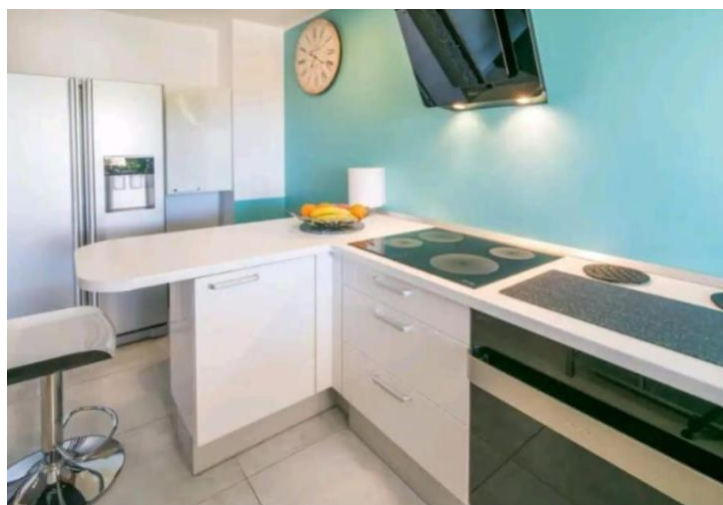


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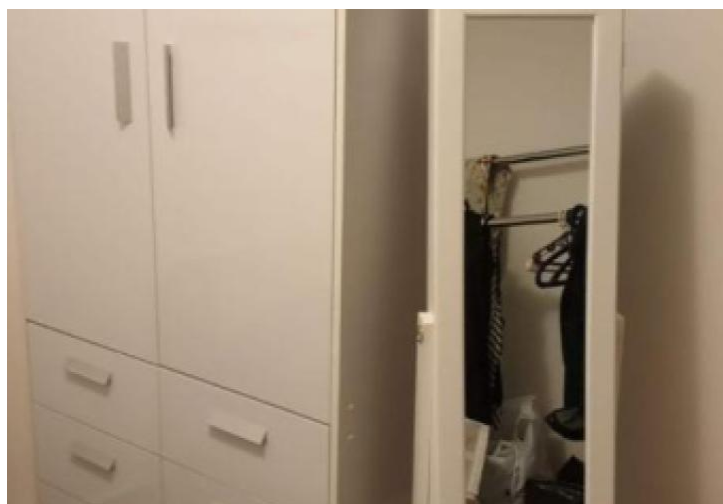
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