

Villa

Njivice, Kvarner



Ref	RE-AB-MI-U-14012
Type	Villa
Region	Kvarner › Island Krk
Location	Njivice
Front line	Yes
Sea view	Yes
Distance to sea	250 m
Floorspace	300 sqm
Plot size	1200 sqm
No. of bedrooms	3
No. of bathrooms	3
Price	€ 1 500 000

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A rare opportunity to own a seafront property in Njivice, Krk Island—one of the most prestigious and private locations on the Croatian coast on the 1st construction line to the sea within greenery!

This detached house of approximately 300 m² is located in the first row to the sea, offering unobstructed panoramic sea views from every room, overlooking the beautiful Kijac Bay.

Set on a 1,200 m² plot surrounded by untouched nature, the property ensures complete privacy, with no public passage on any side except the private driveway. A private footpath leads directly from the parcel to the beach, making this location a true coastal sanctuary. Despite its secluded feel, the area is fully equipped with essential infrastructure including an access road with organized public parking, sports facilities, sewage, water, telephone, and electricity connections.

The house of 300 sq.m. is fully functional and partially furnished, yet due to the high value of its location, renovation is recommended. A restoration project, signed by renowned architect Julius de Luca, has already been prepared and is in the process of receiving necessary permits. This architectural pedigree enhances not only the value of the property itself but also contributes to the prestige of neighboring homes.

The spacious landscaped garden features natural stone terraces and multiple outdoor areas perfect for relaxing and entertaining. The property includes six parking spaces, a garage, and convenient features such as a fireplace, dishwasher, and walk-in shower. The home has two bathrooms with toilets and an additional separate WC, along with a basement, storage room, and garden.

With its peaceful setting, direct sea access, and exceptional development potential, this coastal villa is ideal both as a luxurious private retreat and a smart investment property. It is well-connected to other vibrant destinations across Krk Island, offering easy access to various leisure activities and attractions.

Price: €1,500,000

Key features include 4 bedrooms, 2 bathrooms plus an additional WC, 300 m² of living space, a 1,158 m² landscaped plot, loggia, terrace, energy class B, and partial furnishing. Built in 1986 and last updated in 2016, this home is a standout property with a unique architectural legacy and an unbeatable first-row-to-the-sea location.

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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Price per m²:
5000 €

Average price/m² of this type
in this region:
9276 €

Median price/m² of this type
in this region:
7834 €

Average price/m² of this type
in Croatia:
8057 €

Median price/m² of this type
in Croatia:
6626 €

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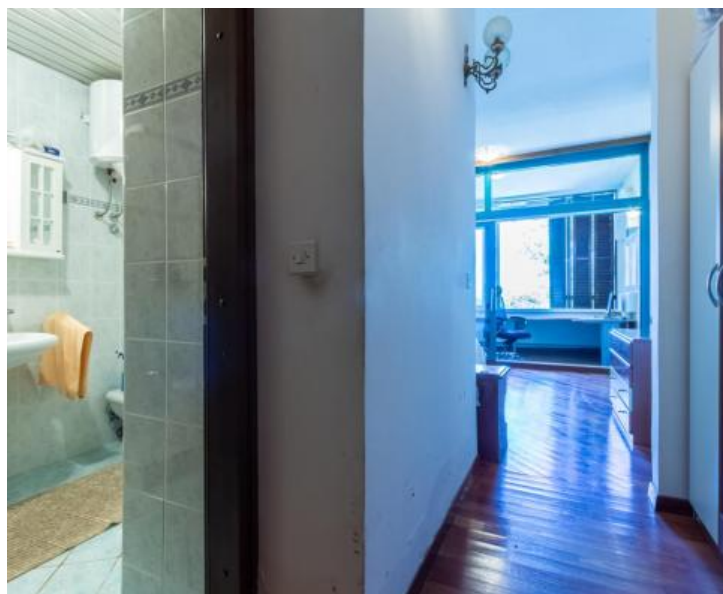
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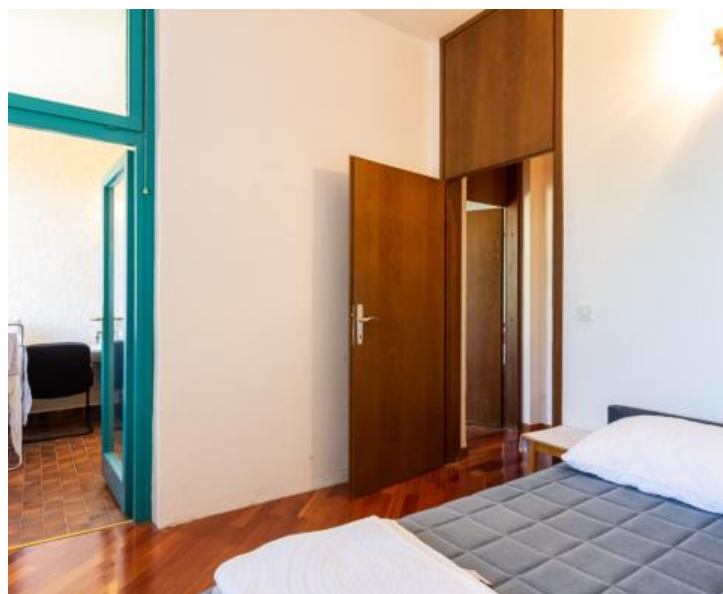
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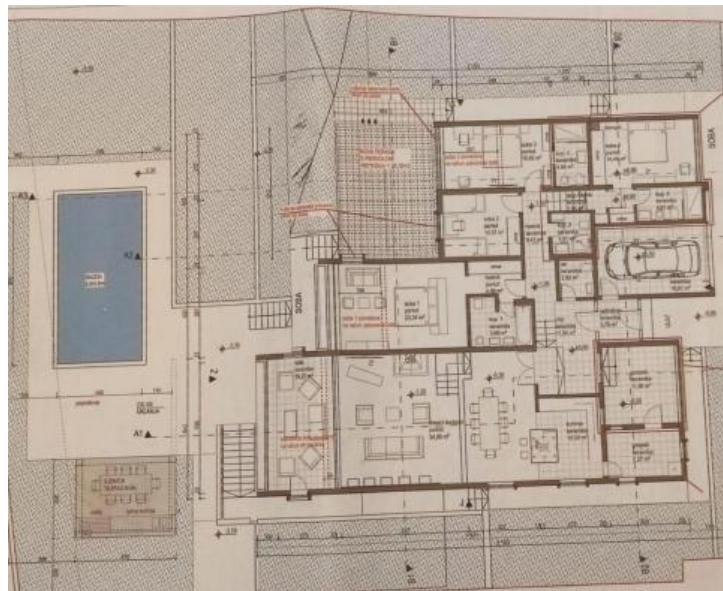
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