

# House

Krnica, Istria



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## Krnica, Istria



|                         |               |
|-------------------------|---------------|
| <b>Ref</b>              | RE-U-39215    |
| <b>Type</b>             | House         |
| <b>Region</b>           | Istria > Pula |
| <b>Location</b>         | Krnica        |
| <b>Front line</b>       | No            |
| <b>Sea view</b>         | Yes           |
| <b>Distance to sea</b>  | 200 m         |
| <b>Floorspace</b>       | 80 sqm        |
| <b>Plot size</b>        | 246 sqm       |
| <b>No. of bedrooms</b>  | 2             |
| <b>No. of bathrooms</b> | 2             |
| <b>Price</b>            | € 230 000     |

Absolutely unique offer of the house 200 meters from the sea in Krnica!  
It was built in 1980 and completely renovated in 2025.  
Total surface of the house is 80 sq.m. Land plot is 246 sq.m.

Detached house just 200 meters from the sea

Krnica is a charming coastal village on Istria's eastern shore, renowned for its unspoiled nature, crystal-clear sea, and authentic Mediterranean atmosphere.

This is the perfect destination for those seeking tranquility with the added benefit of being just steps from the water-this house is only 200 meters from the coast.

Ideal as a holiday home, the property features two separate residential units, offering privacy for larger families or groups of friends. It also presents an excellent investment opportunity, whether for year-round rental or seasonal tourism, as the location and layout offer flexibility and strong potential for return on investment.

A rare opportunity-house with two residential units, 200 meters from the sea, perfect for holidays, family living, or rental

Set just 200 meters from the sea in a peaceful, green area near Krnica, this detached house provides complete privacy and a beautiful sea view from the upper terrace. It's perfect for family life, a weekend escape, or as an investment for tourist rentals.

Surrounded by greenery for total seclusion, the house has 80 m<sup>2</sup> of living space on a landscaped 246 m<sup>2</sup> plot, and consists of two floors (each with its own entrance)-two apartments of 40 m<sup>2</sup> each, both with their own terrace and bathroom. There is also an additional separate room on the mezzanine, further increasing usable space.

Key technical features:

- 2 kW solar system with expansion capability (PVC conduits installed under the facade); wiring is prepared for a larger solar installation to support air conditioning,
- Infrastructure ready for two separate solar power plants-one for each floor-offering extra energy autonomy and flexibility,
- Water heating via gas flow boiler plus external 12V pressure pump (220V possible),
- Water tank connected to new plumbing (option to use rainwater),

- New PVC septic tank,
- Roof insulated with vapor-permeable foil, foundation waterproofing, 8 cm styrofoam facade, 8 cm rock wool in walls and ceilings (drywall),
- Oak interior staircase with 5 cm thick treads,
- New PVC windows with insect screens,
- LED lighting in suspended ceilings, new electrical installation with safety switch, fuses, and grounding,
- Antenna system and two-way switches at apartment entrances/exits,
- Aluminum sliding gate with motor prep (remote control),
- Oak slat fence with aluminum posts in natural finish,
- Parking for 3-4 vehicles within the property.

The house's interior and new facade were completed in April 2025, and the property has never been occupied- it is unfurnished, allowing the new owner to design the interior to their own taste. Bathrooms are fully finished and ready for use.

Originally built in 1980 but thoroughly renovated and modernized, this house combines traditional charm with modern comfort in an exceptional location just steps from the sea. Krnica's surroundings offer a variety of beautiful pebble and stone beaches, lush Mediterranean greenery, and easy access to Istria's top attractions, making it a fantastic choice for both personal enjoyment and investment

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 m<sup>2</sup>:  
2875 €

Average price/m<sup>2</sup> of this type  
in this region:  
2873 €

Median price/m<sup>2</sup> of this type  
in this region:  
2700 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
2872 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
2543 €



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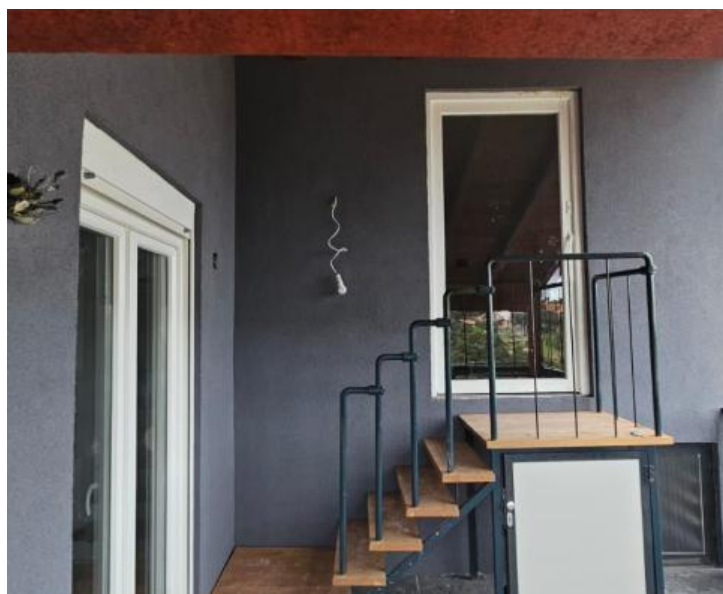
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