

Villa

Brzac, Kvarner



Ref	RE-U-44500
Type	Villa
Region	Kvarner › Island Krk
Location	Brzac
Front line	No
Sea view	No
Distance to sea	900 m

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Floorspace	116 sqm
Plot size	350 sqm
No. of bedrooms	2
No. of bathrooms	1
Price	€ 260 000

ISLAND OF KRK, BRZAC - House for Sale with Excellent Development Potential, 900 m from the Sea (Walking Distance)!

Located in the peaceful village of **Brzac on the Island of Krk**, an area known for its well-developed tourism and strong rental demand, this property represents an **outstanding real estate investment opportunity in Croatia**. The house is situated just **900 meters from the sea**, within comfortable walking distance of the coastline.

The existing house offers **116 m² of living space** on a **400 m² plot of land**. The **ground floor** is currently unfinished and used as storage, providing excellent potential for conversion into an additional residential unit, a studio apartment, or customized living space according to the future owner's needs.

The **first floor** is fully habitable and consists of a living room with dining area and kitchen, **two bedrooms**, a bathroom, and **two terraces positioned on opposite sides of the house**, allowing enjoyment of sunlight or shade throughout the day.

The landscaped yard, measuring approximately **342 m²**, offers ample space for garden design, outdoor amenities, additional facilities, or private parking, further increasing the property's value.

A key advantage of this property is the **approved architectural project for the construction of two separate residential buildings** with a total planned area of **270 m²**, each spread over two floors. According to the project documentation, both residential units would feature **three bedrooms, two bathrooms, a living room with kitchen and dining area, a balcony, and a private exit to a roof terrace**. The roof terrace is designed to be divided into two sections, ensuring complete privacy for each unit.

The project also includes **four planned parking spaces within the courtyard**, all necessary utility connection documentation, a detailed description of materials, **high energy efficiency standards**, and a **modern architectural design**.

This property is ideal for buyers seeking a **house for sale on the Island of Krk**, whether for personal use, tourist rental, or as a **high-potential investment in Croatian real estate** in a sought-after coastal 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.

Property advantages:

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Roof terrace
Storage
Garden
Urbanized
Modern

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Price per m²:
2.241 €

Average price/m² of this type
in this region:
4.820 €

Median price/m² of this type
in this region:
4.797 €

Average price/m² of this type
in Croatia:
4.567 €

Median price/m² of this type
in Croatia:
3.950 €

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