

# House

Vrbnik, Kvarner



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<b>Ref</b>	RE-U-45004
<b>Type</b>	House
<b>Region</b>	Kvarner › Island Krk
<b>Location</b>	Vrbnik
<b>Front line</b>	No
<b>Sea view</b>	Yes
<b>Distance to sea</b>	100 m
<b>Floorspace</b>	188 sqm
<b>Plot size</b>	50 sqm
<b>No. of bedrooms</b>	4
<b>No. of bathrooms</b>	1
<b>Price</b>	€ 259 999

### HOT OFFER | EXCEPTIONAL MARKET OPPORTUNITY!

## ISLAND OF KRK, VRBNIK - Seafront View House in the Historic Old Town, 4 Floors, Huge Potential, Only 100 m from the Sea!

Located in the **heart of the historic old town of Vrbnik** on the **Island of Krk**, this **semi-detached stone house with panoramic sea views** represents a **rare opportunity on the Croatian coastal real estate market**. Just **100 meters from the sea**, the property offers a spectacular open view of the Adriatic and exceptional investment potential.

### Property Overview

The house extends over **four floors** with a total area of **188 m<sup>2</sup>**. It is **move-in ready**, while also offering excellent potential for **renovation, modernization, or reconfiguration** according to the future owner's vision.

### Layout by Floors

- **Ground Floor:** Traditional **konoba (tavern)** and bathroom
- **First Floor:** Kitchen, dining area, guest toilet, and one room
- **Second Floor:** Two bedrooms
- **Third Floor:** Large room ideal as a **master bedroom**, living area, or multi-purpose space

### Outdoor & Sea View Features

- **Two balconies, a terrace, and a veranda**
- All outdoor spaces offer **open sea views**, providing an exceptional Mediterranean atmosphere throughout the year

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Additionally, a **separate garden of approximately 50 m<sup>2</sup>** is located nearby, adding valuable outdoor space—an exceptional advantage in the old town.

### Investment & Usage Potential

Thanks to its **prime location**, **sea view**, and **flexible floor plan**, this property is ideal for:

- A **family home for permanent living**
- A **holiday home on the Island of Krk**
- A **high-yield tourist rental investment**
- Conversion into **multiple accommodation units** or boutique rental concept

### Why This Property?

- **Only 100 m from the sea**
- Located in the **historic core of Vrbnik**
- **Unobstructed sea views**
- Multiple terraces and balconies
- Strong **tourism and rental potential**
- Rare availability in one of Krk's most desirable locations

This **house for sale in Vrbnik, Island of Krk** offers an exceptional blend of **authentic Mediterranean charm**, **sea views**, and **investment flexibility**—a truly **rare find on the market**.

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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:**

Garden  
Attached  
Stone house

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Price per m<sup>2</sup>:  
1.383 €

Average price/m<sup>2</sup> of this type  
in this region:  
3.427 €

Median price/m<sup>2</sup> of this type  
in this region:  
2.835 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
3.035 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
2.625 €

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