

House

Krk, Kvarner



Ref	RE-U-45630
Type	House
Region	Kvarner › Island Krk
Location	Krk
Front line	No
Sea view	Yes
Distance to sea	500 m
Floorspace	399 sqm
Plot size	1439 sqm

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No. of bedrooms	7
No. of bathrooms	6
Price	€ 985 000

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Detached house for sale in Krk, located on the island of Krk, just 500 meters from the sea and within walking distance of beautiful beaches and the vibrant town center.

Situated in one of the most desirable and popular destinations on the Croatian coast, this spacious property offers 399 m² of living space on a generous 1,439 m² plot, surrounded by a wonderful green belt that ensures privacy and tranquility.

The house extends over four functional levels and is designed with a smart, flexible layout offering exceptional residential and investment potential. In the basement there is a large garage, traditional tavern, boiler room, toilet, and multiple storage areas. This level also offers additional space that can easily be converted into a gym, sauna, or entertainment room, and it is connected to the main living area by an internal staircase.

The ground floor features impressive 3-meter-high ceilings and is currently divided into two separate apartments, each with its own entrance and terrace. One apartment is a one-bedroom unit, while the other is a two-bedroom apartment with a living room. With minimal modifications, this level can be transformed into one spacious three-bedroom apartment, offering flexibility for personal use or rental purposes.

The first floor is accessible via both internal and external staircases, providing excellent connectivity and privacy. This level consists of a large living room, a spacious kitchen with dining area and two additional storage rooms, as well as three bedrooms, each with its own private bathroom. One bedroom also features a private balcony overlooking greenery. A guest toilet is located at the entrance area. From the living room, there is access to a large terrace with open views of the town of Krk.

At the top of the property, there is a 49 m² high attic in roh-bau phase, allowing future owners complete freedom to design and customize the space according to their own vision.

The landscaped Mediterranean garden enhances the property's appeal, featuring around thirty olive trees that create an authentic coastal atmosphere. The centerpiece of the yard is a heated swimming pool with a sunbathing area, perfect for enjoying warm summer days. The outdoor area also includes a built-in barbecue, covered seating area, outdoor shower, and a practical garden house for tools and storage.

The property is regularly and meticulously maintained. It features a high-quality thermal façade system with 10 cm insulation, modern aluminum joinery, and new air-conditioning units in all rooms. Central heating is installed throughout the house, and in 2021 solar panels with a capacity of 8.6 kW were added, ensuring high energy efficiency with an A energy rating. The yard provides three covered parking spaces as well as additional outdoor parking.

Thanks to its layout and prime location near the sea and the center of Krk, this detached house is ideal for a large family seeking multiple residential units in one property. At the same time, it represents an outstanding opportunity for profitable tourist rental investment on one of Croatia's most sought-after islands. The documentation is in order, and ownership is clean and free of encumbrances.

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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:

- Garage
- Swimming pool
- Storage
- Gym
- Sauna
- Garden
- Detached
- Urbanized
- Modern

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Price per m²:
2.469 €

Average price/m² of this type
in this region:
3.427 €

Median price/m² of this type
in this region:
2.835 €

Average price/m² of this type
in Croatia:
3.035 €

Median price/m² of this type
in Croatia:
2.625 €

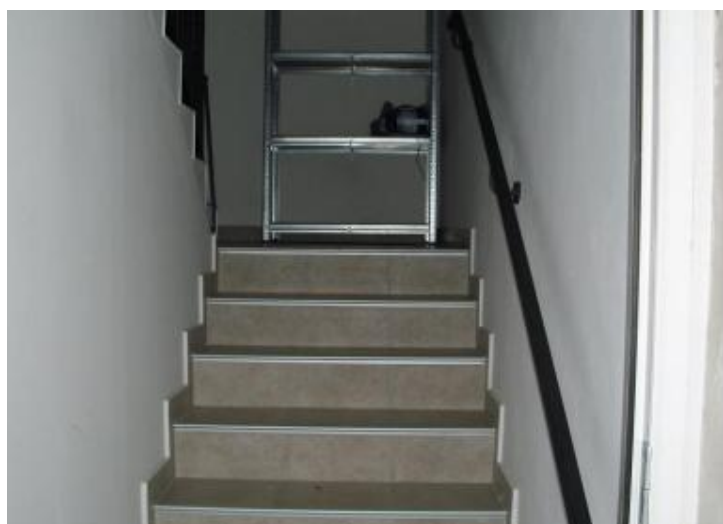
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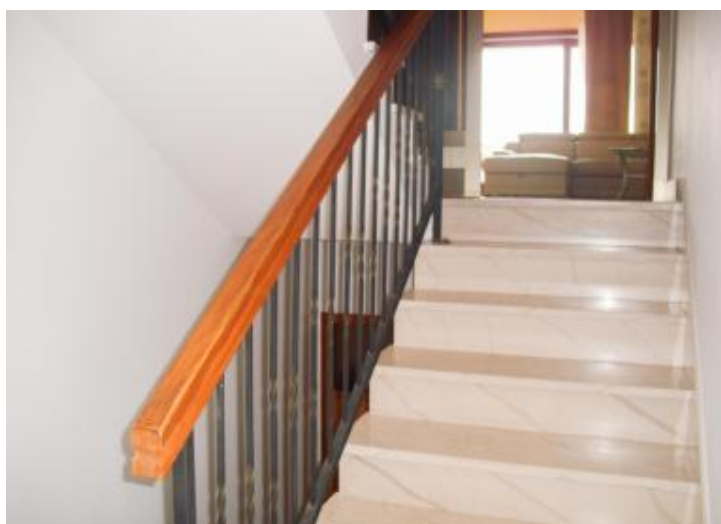
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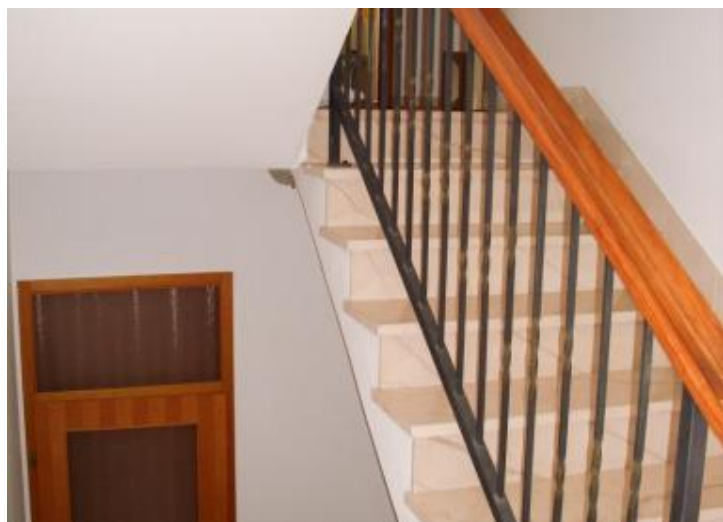
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