

Villa

Linardići, Krk, Kvarner



Ref	RE-U-46625
Type	Villa
Region	Kvarner > Island Krk
Location	Linardići, Krk
Front line	No
Sea view	Yes
Distance to sea	2000 m
Floorspace	160 sqm
Plot size	300 sqm

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No. of bedrooms	4
No. of bathrooms	4
Price	€ 990 000

Luxury Detached Villa with Private Pool & Sea Views - Linardići, Krk Island

Are you looking to **buy a luxury villa on Krk Island**? Discover this exquisite contemporary residence in the serene village of **Linardići**. Offering the perfect blend of modern architecture and Mediterranean tranquility, this **newly constructed detached villa** is situated just 2 km from the crystal-clear Adriatic Sea, providing panoramic views over the Krk landscape.

Elegant Design & Mediterranean Lifestyle

Spanning **160 m²** of sophisticated living space on a **300 m² plot**, this villa is designed for those who value privacy and high-end comfort. Every detail has been carefully curated to create a seamless flow between indoor luxury and outdoor relaxation.

- **Ground Floor (Open-Concept Living):** A stunning open-space living area integrates a modern kitchen and dining zone. Floor-to-ceiling glass doors lead directly to a spacious terrace, an idyllic Mediterranean garden, and your **private swimming pool**.
- **Upper Floor (Private Suites):** The first floor is dedicated to rest. Each spacious bedroom features its own **en-suite bathroom**, ensuring maximum privacy and comfort for residents and guests alike.
- **Outdoor Oasis:** The fully fenced garden is professionally landscaped with Mediterranean plants, offering a secluded retreat with a high-end pool area and a sun deck.

Key Features & Premium Amenities:

- **Sea Views:** Enjoy beautiful vistas of the sea and the lush greenery of the Island of Krk.
- **Climate Control:** Advanced integrated heating, cooling, and ventilation systems for year-round comfort.
- **Parking:** Dedicated on-site parking for **3 vehicles**.
- **Turn-Key Finish:** The villa comes **fully furnished and equipped** with high-quality furniture and

appliances—ready for immediate use.

- **Full Documentation:** The property possesses a valid **Usage Permit (Uporabna dozvola)** and is built to the highest energy standards.

Why Invest in Linardići, Krk?

Linardići is a hidden gem on the western side of Krk, known for its authentic charm and proximity to the most beautiful hidden coves.

- **Location:** Only 2 km from the sea and a short drive to the historic Town of Krk.
- **Rental Potential:** Luxury villas on Krk achieve some of the highest occupancy rates in Croatia, making this an **exceptional investment property**.
- **Connectivity:** Krk is connected to the mainland by a bridge and hosts an international airport, ensuring easy access for European buyers.

Capital Expenditure and Strategic Investment (2026)

The acquisition begins with a purchase price of **€1,080,000**. Adding the standard 7% transaction costs (tax, agency, and legal), the initial entry cost is **€1,155,600**.

As a high-end turnkey villa, the primary focus is on "Operational Optimization." A strategic budget of **€50,000** is allocated for:

- **Energy Independence:** Installing a top-tier solar-battery system to reach "Near Zero Energy Building" (NZEB) status, a major selling point in 2026.
- **Boutique Curation:** High-end interior styling, including local art and premium Italian outdoor furniture.
- **Tech-Layer:** Smart-locks and integrated property management systems for seamless remote operation.

The **total all-in investment** for this market-leading villa is projected at **€1,205,600**.

Revenue Projection and High-Yield Performance

Krk enjoys the highest occupancy rates in the Kvarner region due to its dual-season appeal (summer tourism and spring/autumn active outdoors).

- **Peak Season (12 weeks):** €800 to €1,100 per night (Average €6,650/week) = **€79,800**.
- **Shoulder Season (10 weeks):** €400 to €550 per night (Average €3,300/week) = **€33,000**.
- **Winter/Boutique Rentals (4 weeks):** Wellness retreats and "Workation" bookings = **€12,000**.
- **Gross Annual Income is projected at an optimistic €124,800.**

After deducting 20% for elite property management and maintenance, the **Net Operating Income is €99,840 annually.**

Profitability and ROI Analysis

Based on the total investment of approximately €1.2 million, the property delivers a **Net Rental Yield of 8.3%**.

The capital growth on Krk is exceptionally stable. With the scarcity of new building land, "A-category" villas are currently appreciating at 7-9% annually. By 2028, the market value of this villa is projected to reach **€1.3M to €1.4M**. An exit strategy upon project maturity would yield a total return (rental income + capital gain) of over **€450,000**, representing a **total project ROI of approximately 38% over 3 years**.

Strategic Recommendations for 2026

To lock in the 8.3% yield, the property should be marketed via "Niche Luxury Platforms" rather than standard booking sites. Highlighting the villa's **EV-charging infrastructure** and its proximity to the **Krk island hiking/biking trails** will secure high-paying guests from the DACH market who are increasingly choosing Krk for "Active Luxury" holidays.

Final Verdict

At **€1.08M**, this is a significant investment, but it is one of the safest on the Adriatic. Krk's bridge connection

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provides an "Exit Liquidity" that island properties without bridges cannot match—you are selling to a global market that values 365-day access. This villa is the perfect balance of a high-yield business and a high-security wealth preserve.

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:

- Swimming pool
- Spa
- Garden
- Detached
- Modern

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Price per m²:
6.188 €

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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