

# Villa

## Krk, Kvarner



<b>Ref</b>	RE-U-26618
<b>Type</b>	Villa
<b>Region</b>	Kvarner > Island Krk
<b>Location</b>	Krk
<b>Front line</b>	Yes
<b>Sea view</b>	Yes
<b>Distance to sea</b>	5 m
<b>Floorspace</b>	150 sqm

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<b>Plot size</b>	147 sqm
<b>No. of bedrooms</b>	4
<b>No. of bathrooms</b>	3
<b>Price</b>	€ 3 000 000

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1st line house on Krk island (peninsula), right on the beach!  
Rarity at the market!

In the town of Krk, just a few meters from the sea, a house is for sale in a unique location with direct access to the beach and a breathtaking, unobstructed view of the sea and the historic core of the city of Krk.

The house encompasses 150 m<sup>2</sup> of living space, spanning across the ground floor, first floor, and attic. On the ground floor, two studio apartments are situated, each comprising a bedroom, bathroom, and a kitchen with a living area.

There are two two-story apartments in the attic. Each apartment has one bedroom, salon with kitchen, bathroom.

The property is secured by a fenced, private yard spanning 147 m<sup>2</sup>, hosting a smaller external storage facility. The documentation is in order.

In principle, it is not a semi-detached house, although it looks that way. The owners of the second house do not sell the house (unless you have an actual buyer who can make an offer, so negotiations with the owners can be started).

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>:  
20000 €

Average price/m<sup>2</sup> of this type  
in this region:  
9276 €

Median price/m<sup>2</sup> of this type  
in this region:  
7834 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
8057 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
6626 €



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