

Villa

Krk, Kvarner



| | |
|-------------------------|----------------------|
| Ref | RE-U-34647 |
| Type | Villa |
| Region | Kvarner › Island Krk |
| Location | Krk |
| Front line | No |
| Sea view | Yes |
| Distance to sea | 750 m |
| Floorspace | 158 sqm |
| No. of bedrooms | 4 |
| No. of bathrooms | 4 |
| Price | € 650 000 |

Villa

Krk, Kvarner



Semi-detached house of modern design with swimming pool 40m² on Krk island, Brzac!

Looking for a unique property for vacation, year-round living, or investment?

This semi-detached house, currently under construction and set for completion by summer 2025, could be your ideal match! Located in a peaceful area just 750 meters from the sea, this property offers everything you need for complete comfort and enjoyment.

Spanning 158 m², the home's interior is beautifully designed for modern living. The ground floor features a spacious open-plan living room with a kitchen and dining area that opens onto a lovely covered terrace. There's also a bedroom with an en-suite bathroom, a laundry room, and a sauna with a shower for added luxury and relaxation.

Upstairs, you'll find three more bedrooms, each with its own bathroom, and one even includes a private loggia—the perfect spot to enjoy your morning coffee with a sea view.

The outdoor area is truly an oasis.

You'll enjoy a heated 40 m² pool with a sun deck, plus a barbecue area for outdoor dining. Two parking spaces are also included for your convenience.

Built to the highest standards, the home features underfloor heating with a heat pump, air conditioning in all rooms, PVC windows, an alarm and video surveillance system, and a heated pool with its own heat pump. This property combines security and comfort in every corner.

The price includes VAT, so there is no real estate sales tax for the buyer! Don't miss this opportunity—take the final step toward owning your ideal retreat, with the option to customize your home's furnishings to suit your taste.

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.

Villa

Krk, Kvarner



Price per m²:
4114 €

Average price/m² of this type
in this region:
4847 €

Median price/m² of this type
in this region:
4752 €

Average price/m² of this type
in Croatia:
4350 €

Median price/m² of this type
in Croatia:
3865 €

Villa

Krk, Kvarner



Villa

Krk, Kvarner



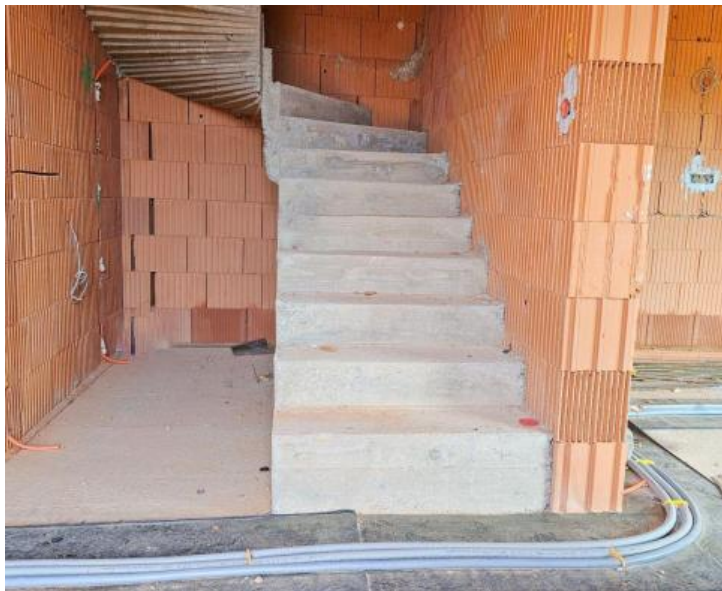
Villa

Krk, Kvarner



Villa

Krk, Kvarner



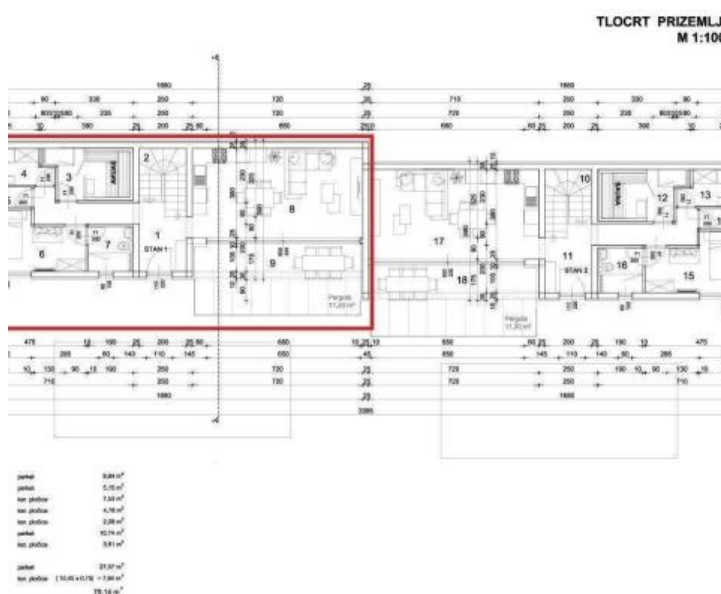
Villa

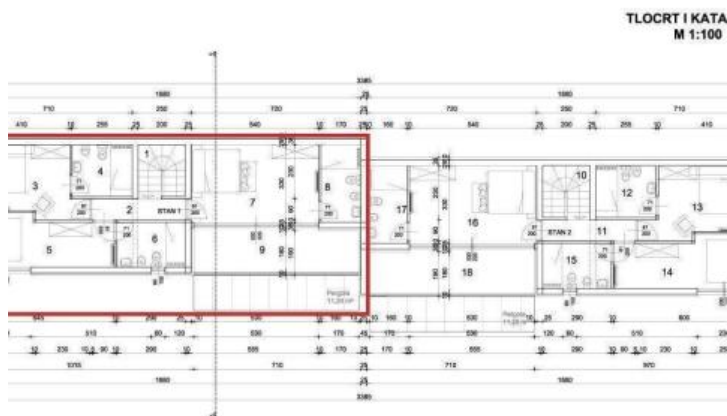
Krk, Kvarner



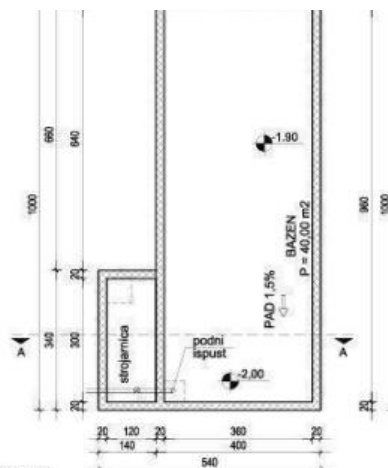
Villa

Krk, Kvarner





| | |
|---------------------------|----------------------|
| parter | 4.30 m ² |
| prvi kat | 13.80 m ² |
| parket | 12.34 m ² |
| kor. površ | 5.95 m ² |
| parter | 15.47 m ² |
| kor. površ | 9.37 m ² |
| parter | 17.34 m ² |
| kor. površ | 9.89 m ² |
| kor. površ (15.00 x 6.70) | 10.05 m ² |
| | 79.34 m ² |



PRESJEK

