



Ref RE-U-16975-AB

Type Villa

Region Kvarner > Island Krk

Location Linardići, Krk

Front line No Sea view No

Distance to sea3000 mFloorspace400 sqmPlot size4400 sqm



No. of bedrooms 6
No. of bathrooms 3

Price € 900 000



Spacious villa of 400 sq.m., with swimming pool and tennis court, on 4400 sq.m. of land on Krk peninsula in Linardici, cca. 2 km from the sea!

New construction of 2023-2024.

The house consists of a basement measuring 40 m². On the ground floor, there is a gym with a sauna and shower, with a separate entrance, as well as two apartments, each with its own entrance. The total gross area of the ground floor is 170 m² (net 150 m²). The first apartment includes two bedrooms, a bathroom, and an open-plan living room with a kitchen and dining area. The second apartment has one bedroom, a bathroom, and a living room with a kitchen and dining area that opens onto a spacious outdoor terrace of 60 m², located in front of the pool.

The upper floor has a separate entrance via an external staircase and includes a hallway, three bedrooms, and a fourth bedroom in the attic with a balcony. There is also a living room with a kitchen and dining area that opens onto a 40 m² terrace.

The property includes a tennis court, a 60 m² swimming pool, an outdoor dining area, and a barbecue. The large parking area provides enough space for multiple or even larger vehicles. The house is in the final stages of completion.

The location is peaceful, surrounded by greenery, and close to the town center. It is ideal for tourist rental as a holiday home, especially for those seeking comfort and privacy. The yard offers potential for additional amenities or even the construction of another building, as the entire plot is within the construction zone.

The garden itself is surrounded by greenery, and after the horticultural arrangement, it will provide complete privacy.

This can be both family villa and mini-hotel for renting...

The distance from the sea and beautiful coves and beaches is approximately 2 km. A rare opportunity on the island of Krk.

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.



Price per m² 2250 €

Average price/m² of this type in this region: 4848 € Median price/m² of this type in this region: 4775 €

Average price/m² of this type in Croatia: 4353 € Median price/m² of this type in Croatia: 3865 €

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konoba	29,5		
stepenice	2,02		- 5
Prizemlje	Ö	127,86	144,98
kupaona 1	3,53		
kuhinja 1 i dnevni			
boravak 1	19,81		
soba 1	9,35		
kupaona 2	5,45		
kuhinja 2 i dnevni	55-50		
boravak 2	24,24		
soba 2	8,06		
soba 3	8,08		
tretana	37,46		
sauna	11,89		
Kat	-	148,62	169,77
ulaz	4,11		
hodnik	13,50		
dnevni boravak	28,97		
kuhinja	10,33		
wc	5,00		
soba 1	11,12		
soba 2	13,63		
kupaona	10,77		
terasa	37,94		
balkon	13,24		
Potkrovlje		35,72	39,56









