

# Villa

## Krk, Kvarner



<b>Ref</b>	RE-U-31679
<b>Type</b>	Villa
<b>Region</b>	Kvarner › Island Krk
<b>Location</b>	Krk
<b>Front line</b>	No
<b>Sea view</b>	Yes
<b>Floorspace</b>	163 sqm
<b>Plot size</b>	1150 sqm
<b>No. of bedrooms</b>	3
<b>No. of bathrooms</b>	3
<b>Price</b>	€ 999 999

Villa in Bajčići, Krk island, with sea views!

This modern villa, completed in 2020, offers 163 sq.m. of space and 1150 sq.m. of territory.

This unique villa is located in an excellent microlocation in a quiet part of the island of Krk, yet close to all amenities.

The villa consists of a ground floor, a mezzanine and a first floor.

The ground floor consists of 3 rooms, two bathrooms, engine room, basement and storage areas. There is a wellness center with a bathroom on the mezzanine. Wellness has access to a large terrace (sunbed) with a swimming pool.

On the first floor there is a kitchen with a dining area, a small bathroom, a living room, a partially covered terrace and an exit to a large terrace overlooking the pool.

The flat roof is decorated (ceramic + fence) and can be used as a terrace. The roof terrace offers a beautiful view of the Kvarner Bay.

The villa has a swimming pool of 12x3 meters (42m<sup>2</sup>) with two beds with a built-in installation for hydromassage and a waterfall.

Today, we know Krk as a tourist destination of exceptional cultural and artistic heritage, where the ancient Splendidissima Civitas Curitarum (the splendid city of the people of Krk) lives in harmony with the bustling character of modern times. The ideal geographical position is an advantage that the island of Krk used to value very well as a tourist. We are talking about the proximity of the mainland to which twenty years ago a bridge was added connecting Krk to the mainland, thus making it even more accessible. Good traffic connections have made the island of Krk a favorite excursion destination, but also the other way around: the island can be used for meaningful one-day trips. For example, a trip to the Plitvice Lakes and North Velebit National Parks. True explorers will definitely want to get to know Rijeka - the center of the Primorsko Goranska County, and they will connect their stay in Rijeka with an unavoidable visit to Opatija - the tourist "pearl of the Adriatic". A one-day trip to Istria will be very interesting, where we recommend staying in its central part rather than on the coast! Finally, the island of Krk is connected by a ferry line to three islands: Rab, Cres, Lošinj, which can also become destinations for your day trips.

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>:  
6135 €

Average price/m<sup>2</sup> of this type  
in this region:  
4814 €

Median price/m<sup>2</sup> of this type  
in this region:  
4728 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
4343 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
3846 €



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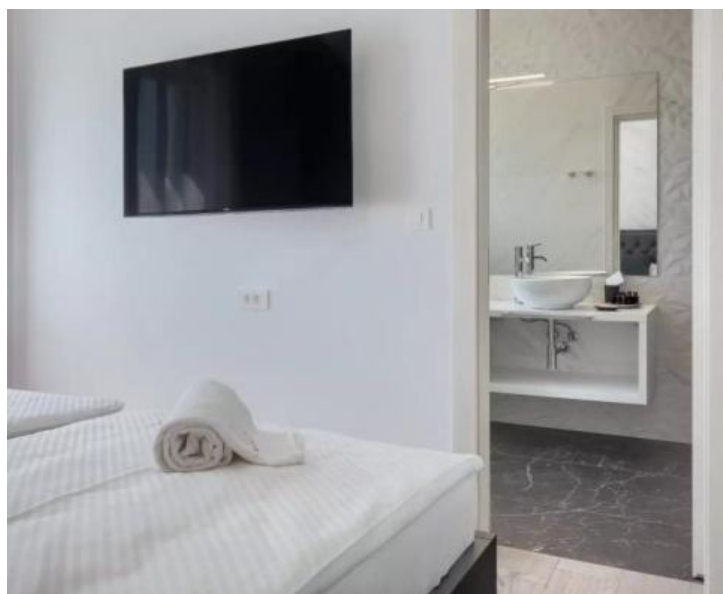
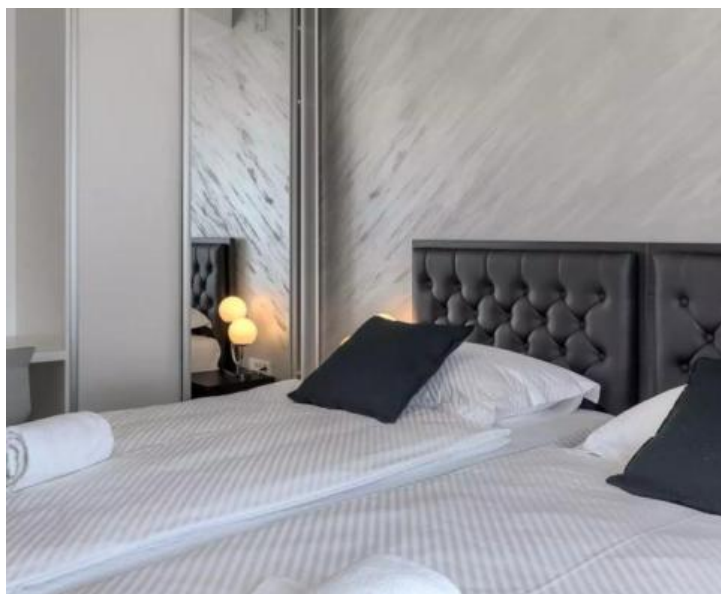
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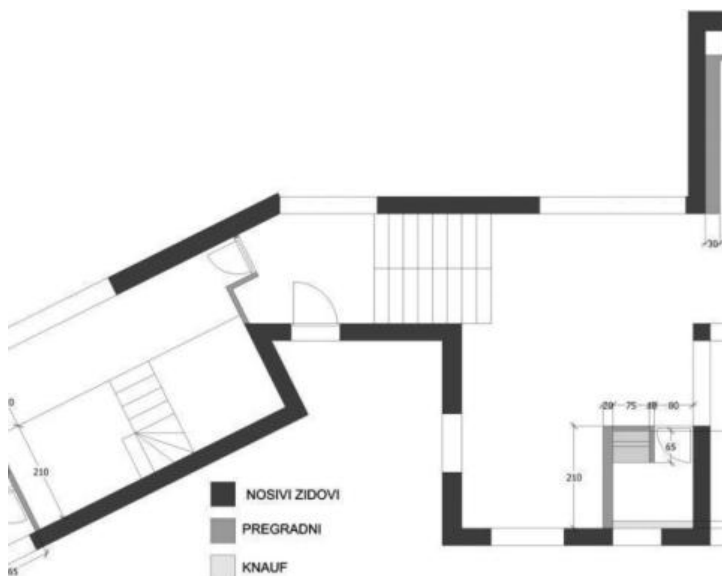
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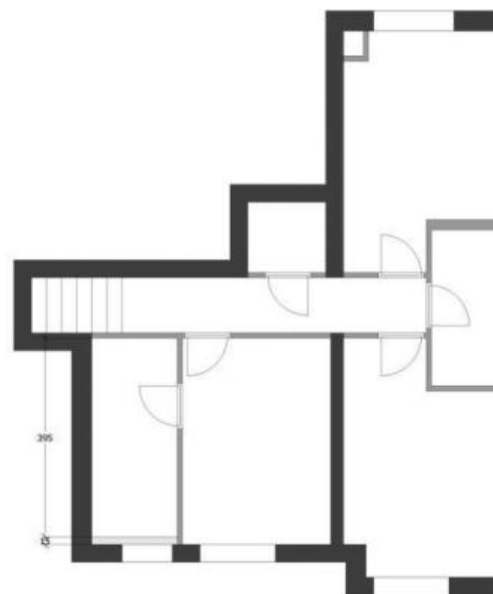


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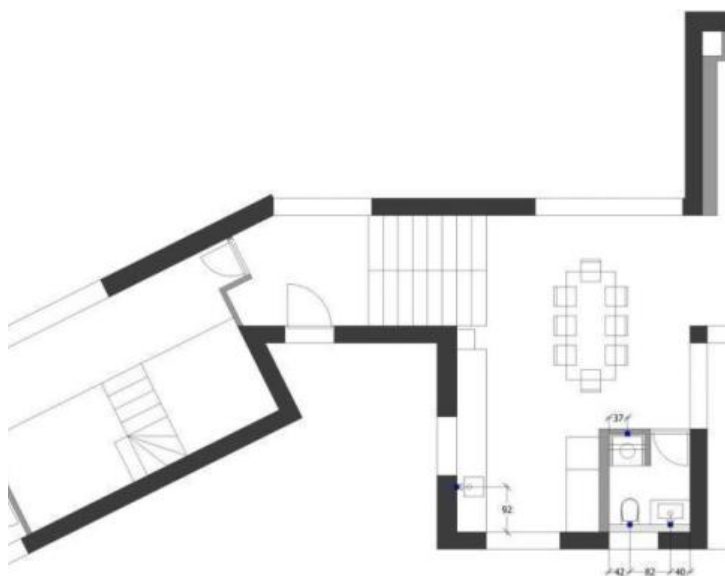
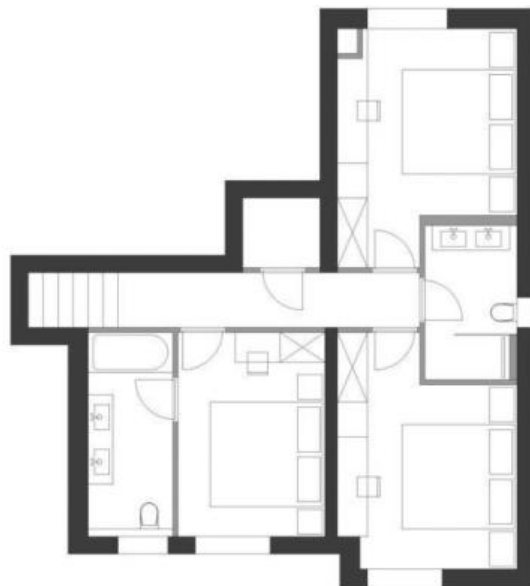
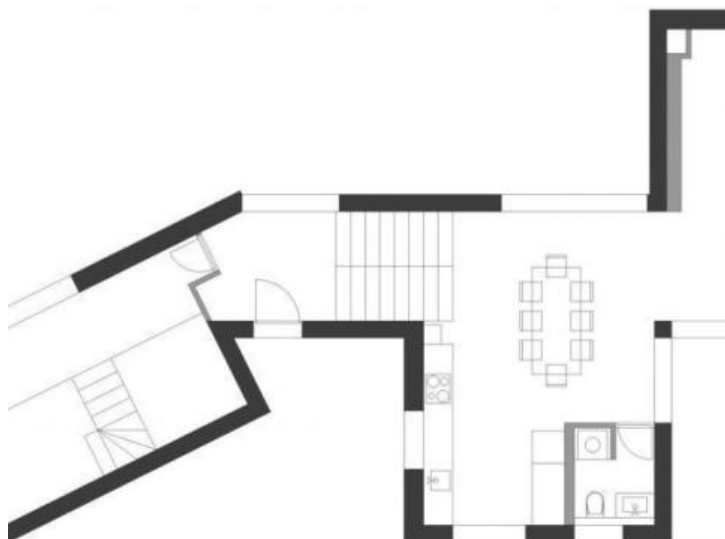
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PREGRADNI  
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## Real Estate in Croatia

