

Villa

Risika, Vrbnik, Kvarner



Ref	RE-U-25215
Type	Villa
Region	Kvarner › Island Krk
Location	Risika, Vrbnik
Front line	No
Sea view	No
Distance to sea	1000 m
Floorspace	165 sqm
No. of bedrooms	7
No. of bathrooms	6
Price	€ 549 000

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New construction! Spacious semi-detached villetta with swimming pool on Krk island, 1 km from the sea!

This charming villetta of Mediterranean style is located in a quiet location and faces the green zone, and is characterized by supreme privacy. Total area is 165 sq.m.

Through the terrace you enter the large living room with kitchen and dining room, on the ground floor there is also a bathroom, a storage room and a room for recreation.

Upstairs there are three bathrooms and four bedrooms, two of which have their own bathrooms.

High quality construction and materials, stone facade, PVC joinery, underfloor heating. Vrbnik, without a doubt, is one of the most famous Croatian places.

This distinction can be attributed to its Glagolitic heritage and a renowned folk song characterized by its unique melody and content, with a variety of interpretations under the title "Vrbniča nad morem." Vrbnik, much like other ancient towns on the island, is perched high, nearly 50 meters above sea level, occupying a truly extraordinary location on a cliff that dramatically descends into the sea. Alongside Šilo in the Dobrinj region, it stands as the only significant settlement on the eastern coast of the island of Krk. Its origins date back to the year 1100. Historically, its inhabitants were primarily involved in agriculture, with fewer engaged in seafaring and fishing. Today, Vrbnik is renowned for its most famous product, the golden yellow wine known as Žlahtina, which has gained recognition beyond the borders of Croatia. According to the tales of the older locals, in times before the fame of their wine, they cultivated grains in the fields to support families with larger numbers of members than today. Under such circumstances, vines were only grown on the fringes of the fields since there was no market, and wine production was reserved exclusively for personal consumption. With its rich history, Vrbnik has earned the title of "the cradle of Croatian literacy" and unquestionably stands as one of the oldest settlements on the island of Krk. Wandering through Vrbnik's winding streets, it comes as no surprise that the narrowest street in the world can be found here.

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 m²:
3327 €

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:
4364 €

Median price/m² of this type
in Croatia:
3866 €

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