

# Villa

Garica, Vrbnik, Kvarner



<b>Ref</b>	RE-U-25250
<b>Type</b>	Villa
<b>Region</b>	Kvarner › Island Krk
<b>Location</b>	Garica, Vrbnik
<b>Front line</b>	No
<b>Sea view</b>	No
<b>Floorspace</b>	144 sqm
<b>Plot size</b>	620 sqm
<b>No. of bedrooms</b>	4
<b>No. of bathrooms</b>	4
<b>Price</b>	€ 715 000

# Villa

## Garica, Vrbnik, Kvarner



We are delighted to present a stunning stone villa with a swimming pool in the Vrbnik area of Krk island. This meticulously renovated villa showcases a perfect blend of traditional charm and modern comfort, making it a true masterpiece. Spanning an impressive 144 square meters, this villa offers exceptional luxury and comfort throughout. The ground floor features a spacious living room, a kitchen with a dining area, and a large covered terrace, providing an ideal space for relaxation and quality time with loved ones.

Step out onto the terrace and you'll find yourself in a beautiful garden spanning 620 square meters. Here, you can enjoy a fairy-tale swimming pool, sunbathe on comfortable deck chairs, prepare delicious meals on the barbecue, and make use of a garden house that adds to the idyllic setting.

On the first floor, there are four air-conditioned bedrooms, each with its own bathroom, ensuring privacy and comfort for every guest.

The villa is tastefully furnished with a touch of antique charm, featuring traditional stone details and ceiling beams that enhance its authenticity and character.

The location of this stone villa is truly remarkable. Situated in the interior of Krk island, it offers peace and privacy away from the city's hustle and bustle. Additionally, it presents an excellent opportunity for rental income when not in use. Krk island is a popular tourist destination, making this villa an ideal investment. Experience the luxury and comfort of island living in this exceptional villa, which serves as a true oasis and promises an unforgettable experience.

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

## Garica, Vrbnik, Kvarner



Price per m<sup>2</sup>:  
4965 €

Average price/m<sup>2</sup> of this type  
in this region:  
4847 €

Median price/m<sup>2</sup> of this type  
in this region:  
4752 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
4349 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
3861 €

# Villa

Garica, Vrbnik, Kvarner





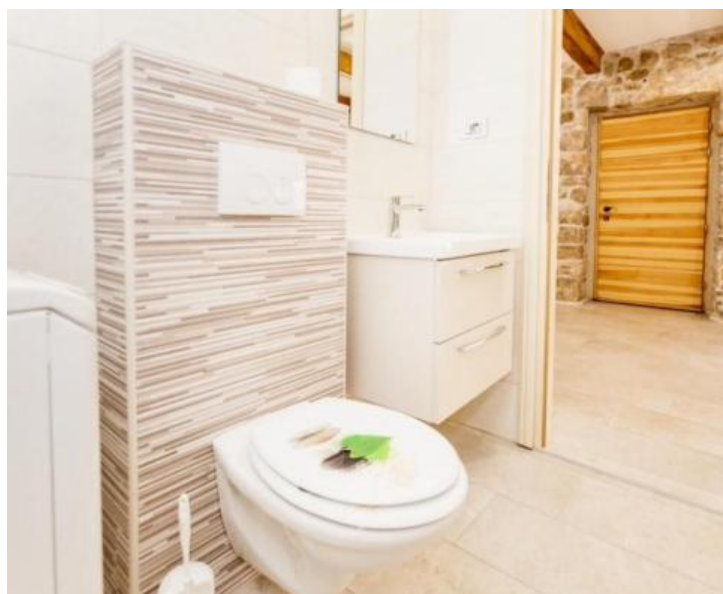
# Villa

Garica, Vrbnik, Kvarner



# Villa

## Garica, Vrbnik, Kvarner



Tel: +385 91 357 3071 Viber, Whatsapp  
info@adrionika.com  
www.adrionika.com



# Villa

Garica, Vrbnik, Kvarner

