

Kamena kuća u nizu sa okućnicom, 300 m od mora, Vrbnik, Vrbnik, House



Seller Info

Name: Joda Nekretnine
First Name: Joda
Last Name: Nekretnine
Company Name: JODA NEKRETNINE d.o.o
Service Type: Selling and renting
Website: <http://www.joda-nekretnine.hr/>
Country: Croatia
Region: Primorsko-goranska županija
City: Crikvenica
City area: Crikvenica
ZIP code: 51260
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About us: JO-DA REAL ESTATE

Agency d.o.o. was founded in 2005 and we have been successfully operating in the real estate market ever since, as a reliable partner, supporting our clients in important life decisions such as choosing a property.

We specialize in the area of the Crikvenica-Vinodol Riviera, but alone and with our partners cover the area of the island of Krk, the city of Rijeka and Opatija and the coastal part of the Lika-Senj County.

The Agency is registered in the Register of Real Estate Brokers at the Croatian Chamber of Commerce, business is in compliance with legal regulations and all agents have passed the professional exam for a mediator at the Croatian Chamber of Economy. We are

signatories to the Code of
Ethics for Real Estate Brokers.

Listing details

Common

Title:	Kamena kuća u nizu sa okućnicom, 300 m od mora, Vrbnik
Property for:	Sale
House type:	in sequence
Property area:	85 m ²
Lot Size:	24 m ²
Number of Floors:	2
Bedrooms:	3
Bathrooms:	1
Price:	135,000.00 €
Updated:	Oct 13, 2023

Condition

Built:	1900
Last renovation:	2011

Location

Country:	Croatia
State/Region/Province:	Primorsko-goranska županija
City:	Vrbnik
City area:	Vrbnik
ZIP code:	51516



Permits

Ownership certificate:	yes
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Additional information

Energy efficiency:	In preparation
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Description

Description:	Opportunity to buy an old stone house near the sea, island of Krk, Vrbnik! This beautiful stone house in a row is located only 300 meters from the sea, near the port of Vrbnik and the hidden bay of Pod Kovač under the old town, surrounded by steep cliffs that can be reached by an interesting passage through the rocks. As the middle one in the row, it stands out by a new facade and a new roof with romantic Mediterranean garden of 9m ² that enriches the space in front of the house. The house extends over three floors of a pleasant size with high ceilings and walls that are 1 meter thick in some parts, so they provide perfect thermal and sound insulation. The floors are connected by internal wooden stairs, which,
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thanks to their size, provide additional space for decoration, since there is an additional vaulted window on each floor and interesting antique wallpapers on the walls. On the ground floor of the house there is a kitchen with a 14 m² dining room and a window overlooking the garden. From the dining room we enter to the bathroom of 3.7 m² with a bathtub and a washing machine, as well as a storage space that can be further arranged and renovated. There is a separate toilet of 1.3 m² in the corridor. From the entrance part, our view stops at the old wooden door, which awakens the imagination of what could be behind it, since this part is completely hidden from view and cannot be seen from the road. The door leads to the terrace buried between the rocks with a view of the Mediterranean vegetation that is located on top of it. This interesting space offers numerous possibilities for arrangement since the water is piped in, and its area of 24 m² is large enough to install a wooden house, summer kitchen, barbecue and additional facilities. For all those who would prefer to relax, this is the ideal position for setting up a jacuzzi, outdoor shower and similar facilities to create their own spa corner, while for plant and garden lovers this is an excellent space for decorating a winter garden. Wooden stairs lead us to the next two floors and spacious bedrooms of 18m². Every room offers a view on the beautiful Renaissance bell tower from 1527 and the famous view of Vrbnik old town. Renovations on the house were done in several stages - in the 80s, all installations related to electricity and water were replaced, and 10 years ago, a new roof and facade were made, and the external wooden joinery was replaced. When decorating the space, special care was taken to preserve the spirit and warmth of former times, so old elements of the interior were preserved wherever possible (most of the wooden staircase, wooden mezzanine structure, wooden door to the terrace behind the house, chest of drawers in the kitchen, doors and wardrobe in the room on the 1st floor). The current state of the house is sufficient for the needs of using the house as a summer vacation, but for today's standards and a slightly more comfortable stay, internal adaptation and refreshment of the space would be necessary. The house is for sale at an excellent price of EUR 130,000. ID CODE: EI-4483

Additional contact info

Reference Number: 505751
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