

## OTOK KRK, VRBNIK - Luksuzna kuća s bazenom u blizini mora, Vrbnik, House



### Seller Info

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First Name: Agencija  
Last Name: Dux nekretnine  
Company Name: DUX NEKRETNINE d.o.o.  
Service Type: Selling and renting  
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Region: Primorsko-goranska županija  
City: Rijeka  
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About us: Dux nekretnine agency operates with the aim of raising the quality of real estate brokerage to a higher level of professionalism and mutual satisfaction of the parties with which it cooperates. How do we do that? We approach each client humanely and professionally in order to facilitate one of the biggest and most important decisions in life - buying real estate. Our offer includes a wide range of high quality and very attractive properties in the Kvarner, Istria, islands and wider surroundings in order to satisfy the refined tastes of our longtime customers. The buying and selling process takes place at the highest level of quality with our reliability and commitment to each individual client. Our job is not done until we see a smile on the faces of clients. And even then

because we like to stay in touch  
even after the contract is signed  
- because our mission is more  
than just a job.

## Listing details

### Common

Title:	OTOK KRK, VRBNIK - Luksuzna kuća s bazenom u blizini mora
Property for:	Sale
House type:	detached
Property area:	150 m <sup>2</sup>
Lot Size:	470 m <sup>2</sup>
Number of Floors:	1
Bedrooms:	4
Bathrooms:	3
Price:	850,000.00 €
Updated:	Oct 24, 2024

### Condition

Newbuild:	yes
Built:	2021

### Location

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

### Permits

Building permit:	yes
Ownership certificate:	yes

### Additional information

Energy efficiency:	A
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### Parking

Number of parking spaces:	2
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## Description

### Description:

The island of Krk, Vrbnik - Luxury house with pool near the sea The house has a total area of 150 m<sup>2</sup>, spreads over two floors, ground floor and first floor interconnected by an internal staircase, and is located on a plot of 470m<sup>2</sup>. The ground floor has a covered entrance, hallway, living room with kitchen and dining area, pantry, toilet, storage, laundry, internal staircase. The living room opens onto a covered terrace of 30m<sup>2</sup> and a sun deck. In the pantry there is a preparation for the sauna. On the first floor there are three bedrooms with private bathrooms with access to a terrace of 15m<sup>2</sup> and a loggia of 3 m<sup>2</sup> with sea view. During the construction, quality materials and equipment were used, which guarantees high quality construction, air-conditioned with 5 air conditioners, underfloor heating on the first floor, video surveillance, wireless internet, 2 chimneys and preparation for outdoor and indoor fireplace, aluminum joinery, security doors. There is a heated swimming pool in the beautifully landscaped garden and two parking spaces are provided. Quiet location, close to the green zone, 500 m away from the sea. VRBNIK is one of the most famous Croatian places. He thanks this to his Glagolitic heritage and the famous folk song of distinctive melody and content, which was interpreted and arranged in a series of variants Vrbniče nad morem. Like other old castles on the island, Vrbnik is located high, at almost 50 meters high, and in a really special place on a cliff that literally plunges into the sea. Along with Šilo in the Dobrinj region, it is the only larger town on the east coast of the island of Krk. It was first mentioned in 1100. The inhabitants were mostly engaged in agriculture, less in seafaring and fishing. Today, the most famous product of Vrbničko polje and Vrbnik in general is the golden-yellow wine - Žlahtina; it also became famous on a wider Croatian scale. According to older locals, before the wine gained fame, cereals were grown in the field to feed families that had more members than today. In such conditions, vines were grown along the edges of the fields because there was no market and wine was produced only for their own needs. With its rich history, Vrbnik is called the cradle of Croatian literacy and is certainly one of the oldest places on the island of Krk. Narrow streets predominate in Vrbnik, so it is not surprising that the narrowest street in the world is located here. Dear clients, the agency commission is charged in accordance with the General Terms and Conditions  
[www.dux-nekretnine.hr/opci-uvjeti-poslovanja](http://www.dux-nekretnine.hr/opci-uvjeti-poslovanja) ID CODE: 12257

## Additional contact info

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