

## GRAD KRK - Luksuzna vila s bazenom i pogledom na more, Krk, House



### Seller Info

Name: Agencija Dux nekretnine  
E-mail: info@dux-nekretnine.hr  
First Name: Agencija  
Last Name: Dux nekretnine  
Company Name: DUX NEKRETNINE d.o.o.  
Service Type: Selling and renting  
Country: Croatia  
Region: Primorsko-goranska županija  
City: Rijeka  
ZIP code: 51000  
Address: Tizianova 8  
Mobile: 385 91 480 8808  
Phone: 385 51 518 174  
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:	GRAD KRK - Luksuzna vila s bazenom i pogledom na more
Property for:	Sale
House type:	detached
Property area:	400 m <sup>2</sup>
Lot Size:	761 m <sup>2</sup>
Bedrooms:	4
Bathrooms:	3
Price:	1,980,000.00 €
Updated:	Jul 15, 2024

### Condition

Built:	2016
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### Location

Country:	Croatia
State/Region/Province:	Primorsko-goranska županija
City:	Krk
City area:	Krk
ZIP code:	51500

### Permits

Building permit:	yes
Location permit:	yes
Ownership certificate:	yes



### Parking

Garage:	yes
Number of parking spaces:	3

### Description

Description:	TOWN OF KRK - Luxury villa with pool and sea view This unique villa is located in a beautiful position in the town of Krk, only 500 meters from the sea. It was built on a plot of about 750 m <sup>2</sup> and has an area of 400 m <sup>2</sup> . On the ground floor there is a garage for two cars, a bathroom, two storage rooms, a living room, a
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kitchen and a dining room from which you can access a beautifully landscaped garden and a large terrace with a swimming pool of 44 m<sup>2</sup> and a sun deck. Upstairs are three bedrooms with private bathrooms and terraces with a beautiful view of the sea. The master bedroom also has a separate exercise area, which can be divided into another room if needed. In the basement there is a toilet, boiler room, storage room, kitchen, dining room, and a large space for socializing, with the possibility of converting the space according to the wishes of the investor. Next to the area for socializing, there is an area intended for a wine shop. From the basement, there is also access to another terrace. Access to cars is possible from two sides. High-quality materials have been installed in the building, with underfloor heating via a heat pump, all rooms have air conditioning, and solar collectors for water and pool heating have been placed on the roof. This villa attracts attention with its modern appearance and location. Today, the city of Krk is the administrative, political, economic and religious center of the island of Krk, which fascinates with its representative medieval heritage. It was created during the Venetian domination in these areas. In this period, the Frankopani princes of Krk stood out in particular, who managed to stay in Krk for several centuries by skilful political flirtation with Venice. 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: meaningful one-day trips can be made from the island. 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. Never return from the Golden Island before you see for yourself the trump cards that earned it that flattering name from the time of the Roman Empire. Enjoy the sumptuous taste of Kvarner fish and the far-famed Kvarner shrimp. For the island lamb, we will tell you that it was served at the court of the Roman emperors, we believe that this is a sufficient recommendation. The sea on the island of Krk is extremely clean! This claim will be best supported by the six blue flags that the city's beaches deserve year after year by meeting the high criteria of sea quality, and then the offers: sanitary, catering, sports, recreational, with the obligatory note that the beaches have access to the sea arranged for the disabled. In the city, in the area of Dražica, there is a beach for dogs, a separate area for bathing dogs that cry for refreshment during the summer heat. The cleanliness of the sea on the beaches, among other things, can be attributed to the fact that the beaches are pebble or

rocky with well-equipped sunbathing areas. If you become eager for exploration and intimacy, and at the same time know how to operate a vessel, look for the rental boats in the city harbor. The coast of the island in the immediate vicinity of the city is a treasure trove of hidden, intimate pebble coves that can become your private beach, at least for one day. Dear clients, the agency commission is charged in accordance with the General Business Conditions:

[www.dux-nekretnine.hr/opci-uvjeti-poslovanja](http://www.dux-nekretnine.hr/opci-uvjeti-poslovanja) ID CODE: 32050

### **Additional contact info**

Reference Number: 624588

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